



5

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION

**FROM:** NATHAN WILLIAMS, PLANNER II *NW*  
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** JUNE 4, 2014

**SUBJECT:** S14-03 PARADISE COVE AT THE ISLANDS, REQUEST TO APPROVE THE PRELIMINARY PLAT AND OPEN SPACE PLAN FOR 44 SINGLE FAMILY HOME LOTS ON APPROXIMATELY 13.26 ACRES OF REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ISLANDS DRIVE AND WARNER ROAD IN THE SINGLE FAMILY – 6 (SF-6) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT.

**STRATEGIC INITIATIVE:** Community Livability

Allow for the development of a new residential subdivision in conformance with the Planned Area Development.

### RECOMMENDED MOTION

Approval of the Preliminary Plat and Open Space Plan for Paradise Cove at the Islands, approximately 13.26 acres consisting of 44 single family lots, generally located at the southwest corner of Islands Drive and Warner Road zoned Single Family – 6 (SF-6) with a PAD overlay.

## **APPLICANT/OWNER**

<b>Applicant Name</b>	Grant Olds Architects Grant Olds	<b>Owner</b>	Genica Arizona LLC
<b>Address</b>	1608 E. Diamond Dr. Tempe, AZ 85283	<b>Address</b>	1781 1 <sup>st</sup> Street S.E. Minot, ND 58701
<b>Phone</b>	480-831-5678	<b>Phone</b>	701-852-8650
<b>Email</b>	grant@gloarchitects.com	<b>Email</b>	tklein@tkbuilders.com

## **BACKGROUND/DISCUSSION**

<i>Date</i>	<i>Description</i>
January 13, 2005	Town Council adopted Ordinance No. 373 (A84-3) for the land area from McQueen to Cooper and Warner to Highland Dr.
March 15, 2005	Town Council adopted Ordinance No. 429 and approved the Islands Planned Area Development under zoning case Z84-16, changing the zoning classification from Agricultural (AG) to Planned Area Development (PAD).
November 7, 2013	Town Council approved GP13-13 (Res. No. 3216) and Z13-23 (Ord. No. 2456) amending the land use designation and rezoning the 13.26 acre property to Residential > 2-3.5 DU/ Acre and SF-6 PAD.

### **Overview**

The applicant proposes a 44-lot subdivision on the subject site SF-6 PAD to correspond with the approved Development Plan under Z13-23 (Ord. No. 2456) with a gross density of 3.3 DU/Acres on the 13.3 acre site. The proposed subdivision will be gated with the primary and only public access from Island Drive to the east with internal circulation and cul-de-sac at the southwestern portion of the site. Emergency access is shown between the subject site and McQueen Road.

The approved SF-6 zoning district with a PAD overlay did not suggest any deviations from the base SF-6 zoning district development standards, which consist of the following:

<b>Development Standard</b>	<b>Conventional SF-6 Zoning</b>	<b>SF-6 with a PAD Overlay (Z13-23, Ord. No. 2456)</b>
Minimum Lot Area	6,000 sq. ft.	6,565 sq. ft. (typical)
Lot Dimension (Width x Depth)	55'x100'	58'-66'x100'
Maximum Height	30'/2-story	30'/2-story
Minimum Building Setbacks:	20' (front) 5'&10' (side) 20' (rear)	20' (front) 5'&10' (side) 20' (rear)
Maximum Lot Coverage	45% (1-story) 40% (2-story)	45% (1-story) 40% (2-story)

## Surrounding Land Use & Zoning Designations

	Land Use Designation	Zoning Classification	Existing Use
North	Shopping Center (SC)	Shopping Center (SC)	Warner Road then Islands Village Shopping Center
East	Residential > 3.5 – 5 DU/Acre Community Commercial (CC)	Single Family – 7 (SF-7) and Community Commercial (CC)	Islands Community Park and Community Center
South	Residential > 8 – 14 DU/Acre	Single Family – Detached (SF-D)	Parcel 31 at the Islands
West	City of Chandler Commercial	City of Chandler Commercial (C-2)	City of Chandler, Vacant Parcel
SEC of Warner and McQueen	Shopping Center (SC)	Shopping Center (SC)	Existing Car Wash (Classic Car Spa)
On-site	Residential > 2-3.5 DU/Acre	SF-6 PAD	Vacant

### Pre-Plat

The subdivision is designed as an infill residential piece around an existing commercial property at the southeast corner of McQueen Road and Warner Road. The primary entrance to the gated subdivision will be on the eastern side of the site from Islands Drive and therefore the internal streets will be private. A secondary emergency access is provided via a stabilized DG access from the end of the cul-de-sac at the southwestern portion of the site to McQueen Road, within the landscape buffer.

Staff notes that the applicant has designed the 44-lot residential subdivision to comply with the approved Development Plan, with lots oriented primarily north to south. The proposed Preliminary Plat will create an open space buffer adjacent to the existing carwash property to the northwestern portion of the subject site. The subdivision provides over a 100' wide landscape buffer from the carwash/commercial property line to the closest proposed residential lot to the east and an approximately 100'+ wide setback to the proposed residential lot to the south. The landscape buffer was a requirement of the approved Development Plan and will be helpful to the future residential property owner. Therefore, the preliminary plat is in conformance with the Development Plan.

### Open Space Plan

The open space plan also offers amenities such as: private vehicular and pedestrian gates, ornamental theme columns, entry monument, two (2) Ramada shade structures, open space areas and landscape buffers, as well as being located within 65 feet of the existing Islands Community Association park, directly adjacent to the east across Islands Drive.

## **PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

No public comment has been received regarding the preliminary plat.

## **SCHOOL DISTRICT COMMENTS**

No comments have been received from the School District.

## **PROPOSITION 207**

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

## **FINDINGS**

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of S14-03, Paradise Cove at the Islands Preliminary Plat:

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

## **STAFF RECOMMENDATION**

Move to approve the findings and **S14-03** for Paradise Cove at the Islands, approximately 13.26 acres consisting of 44 single family lots, generally located at the southwest corner of Islands Drive and Warner Road zoned Single Family – 6 (SF-6) with a PAD overlay, subject to the following conditions;

1. The Final Plat for Paradise Cove at the Islands shall be in substantial conformance with Attachment 3, approved by the Planning Commission at the June 4, 2014 public hearing and Attachment 4, the Open Space Plan to be approved by the Design Review Board on June 12, 2014.

Respectfully submitted,



Nathan Williams  
Planner II



**Attachments:**

- Attachment 1 Notice of Public Hearing
- Attachment 2 Aerial Photo
- Attachment 3 Development Plan
- Attachment 4 Preliminary Plat
- Attachment 5 Open Space Plan

## **Notice of Public Hearing**

**PLANNING COMMISSION DATE:****Wednesday, June 4, 2014\* TIME: 6:00 PM****LOCATION: Gilbert Municipal Center  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

\* Call Planning Department to verify date and time: (480) 503-6700

**REQUESTED ACTION:**

S14-03: Paradise Cove at the Islands: Request to approve Preliminary Plat and Open Space Plan for TK Builders, for 44 home lots (Lots 1-44) on approximately 13.26 acres of real property located at the southwest corner of Islands Drive and Warner Road in the Single Family Residential - 6 (SF-6) zoning district with a Planned Area Development (PAD) overlay zoning district.

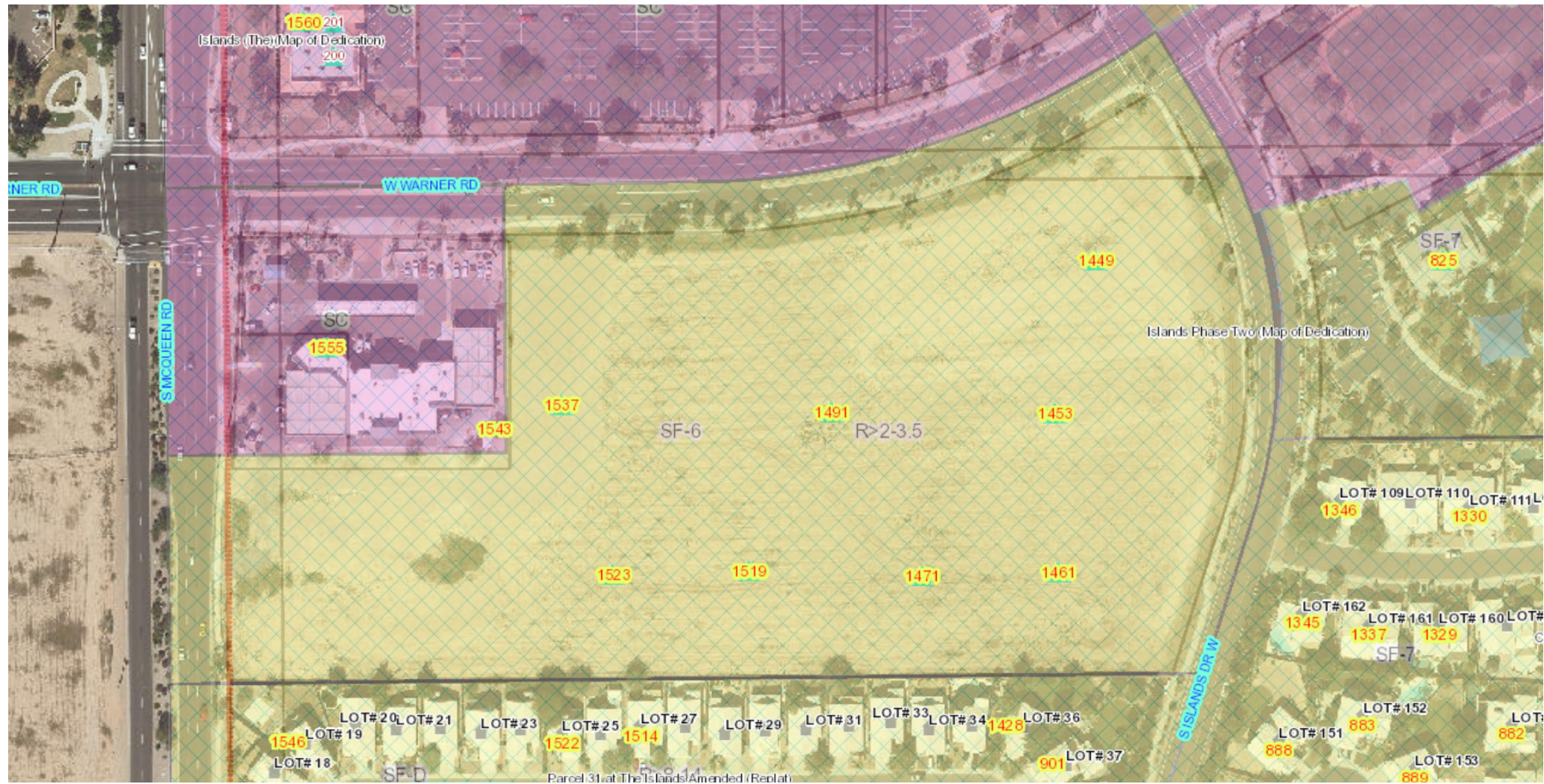
\* The application is available for public review at the Town of Gilbert Development Services division M-Th-7:00-6:00.



**APPLICANT:** Grant Olds Architects  
**CONTACT:** Grant Olds  
**ADDRESS:** 1608 E. Diamond Drive  
Tempe, AZ 85283

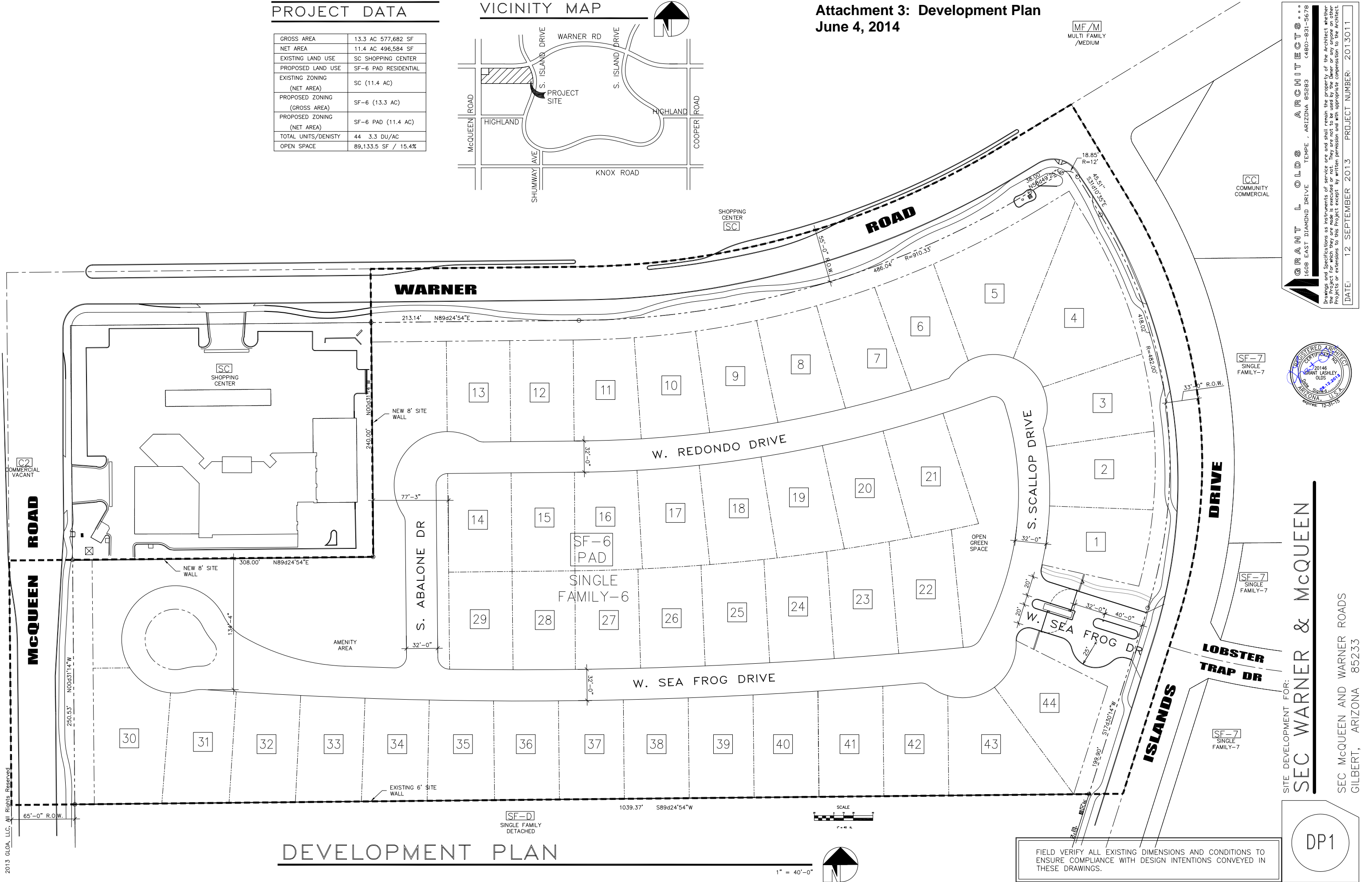
**TELEPHONE:** 480-831-5678  
**EMAIL:** grant@gloarchitects.com

S14-03  
Attachment 2: Aerial Photo  
June 4, 2014





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DEVELOPMENT PLAN

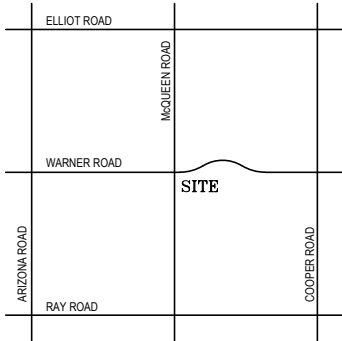
1" = 40'-0"

FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS TO ENSURE COMPLIANCE WITH DESIGN INTENTIONS CONVEYED IN THESE DRAWINGS.

PRELIMINARY PLAT  
PARADISE COVE AT THE ISLANDS  
BEING

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP NOT TO SCALE



LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 23;

THENCE NORTH 89 DEGREES 48 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 373.00 FEET;

THENCE SOUTH 00 DEGREES 08 MINUTES 02 SECONDS EAST, 55.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 48 MINUTES 06 SECONDS EAST, 213.14 FEET TO THE BEGINNING OF A TANGENT CURVE OF 910.33 FOOT RADIUS CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 35 MINUTES 29 SECONDS, A DISTANCE OF 486.04 FEET;

THENCE NORTH 59 DEGREES 12 MINUTES 37 SECONDS EAST, 38.00 FEET TO THE BEGINNING OF A TANGENT CURVE OF 12.00 FOOT RADIUS CONCAVE SOUTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 18.85 FEET;

THENCE SOUTH 30 DEGREES 47 MINUTES 23 SECONDS EAST, 45.51 FEET TO THE BEGINNING OF A TANGENT CURVE OF 492.00 FOOT RADIUS CONCAVE WESTERLY;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48 DEGREES 40 MINUTES 49 SECONDS, A DISTANCE OF 418.02 FEET;

THENCE SOUTH 17 DEGREES 53 MINUTES 26 SECONDS WEST, 199.90 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 06 SECONDS WEST, 1039.37 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 65.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID SECTION 23;

THENCE NORTH 00 DEGREES 08 MINUTES 02 SECONDS WEST, ALONG SAID PARALLEL LINE, 250.53 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 06 SECONDS EAST, 308.00 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 02 SECONDS WEST, 240.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCLUDING ROADWAY RIGHTS-OF-WAY AS SHOWN ON THE "ISLANDS" MAP OF DEDICATION AS RECORDED IN BOOK 275, OF MAPS, PAGE 42, MARICOPA COUNTY RECORDS AND IN BOOK 290 OF MAPS, PAGE 16.

PROJECT INFORMATION

GROSS ACREAGE: 13.2618 (ACRES)  
NET ACREAGE: 11.4000 (ACRES)  
CURRENT ZONING: (SF-6) PAD  
CURRENT GENERAL PLAN: RESIDENTIAL > 2-3.5 DU / AC

OPEN SPACE PROVIDED: 85,801 SQUARE FEET (15%)

RETENTION PROVIDED: (50YR, 24-HR, DEPTH) = 87,974 CF

NOTE

THERE IS A REQUIRED 35 FEET WIDE "NO BUILD EASEMENT" FOR THE RESIDENTIAL DWELLING UNITS ALONG THE NORTH AND WEST PROPERTY LINES.

LOT AREAS	
LOT NO.	SQ. FOOTAGE
1	7241
2	7661
3	7663
4	13464
5	11368
6	7217
7	7477
8	7279
9	7134
10	7041
11	6944
12	6799
13	6811
14	6499
15	6494
16	6699
17	6732
18	6858
19	7063
20	7350
21	7718
22	7703

LOT AREAS	
LOT NO.	SQ. FOOTAGE
23	7325
24	7031
25	6806
26	6659
27	6614
28	6451
29	6513
30	9730
31	7790
32	7438
33	7150
34	6920
35	6873
36	6698
37	6690
38	6746
39	6868
40	7054
41	7306
42	7421
43	9327
44	8908

APPLICANT  
GRANT L. OLDS ARCHITECTS  
1608 E. DIAMOND DRIVE  
TEMPE, ARIZONA 85283  
CONTACT: GRANT OLDS  
PHONE: (480) 831-5678

SUBDIVIDER/OWNER  
TK BUILDERS, LLC  
1718 1ST STREET S.E.  
MINOT, N.D. 58701  
CONTACT: TOM KLEIN  
PHONE: (701) 852-8650

ENGINEER/LAND SURVEYOR  
O'NEILL ENGINEERING, LLC  
2001 W. CAMELBACK ROAD, SUITE 200  
PHOENIX, ARIZONA 85015  
CONTACT: JEFF MCINTOSH, PE  
PHONE: (602) 242-0020  
FAX: (602) 242-5722

BENCHMARK  
MARICOPA COUNTY BENCHMARK, BRASS CAP IN HAND HOLE AT THE INTERSECTION OF WARNER ROAD AND MCQUEEN ROAD.  
ELEVATION = 1225.47' (GILBERT DATUM)

ELEVATION NOTE:  
SPOT ELEVATIONS TRUNCATED XX00.00 FOR CLARITY PURPOSES.

BASIS OF BEARING:  
NORTH 00°08'02" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, BEING THE MONUMENT LINE OF MCQUEEN ROAD PER "THE ISLANDS PHASE TWO" MAP OF DEDICATION, RECORDED IN BOOK 290 OF MAPS, PAGE 16, MARICOPA COUNTY, RECORDS.

UTILITY NOTE:  
UNDERGROUND UTILITY LINES ARE SHOWN BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY RECORDS.  
UNDERGROUND UTILITY MARKINGS WERE NOT FOUND ON SITE.  
THE UNDERGROUND UTILITY LINES WERE NOT PHYSICALLY LOCATED.  
THIS SITE IS SERVED BY A CITY OF GILBERT WATER.  
THIS SITE IS SERVED BY A CITY OF GILBERT SANITARY SEWER.

CERTIFICATION:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE UNDER MY DIRECTION AND SUPERVISION AND THE FIELD WORK WAS COMPLETED ON AUGUST 7, 2013

REGISTERED ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

S14-03  
Attachment 4: Preliminary Plat  
June 4, 2014

O'NEILL ENGINEERING, L.L.C.  
Engineering • Planning • Surveying • SUE  
2001 West Camelback Road, Suite 200 Phoenix, AZ 85015  
Phone: (602) 242-0020 Fax: (602) 242-5722  
www.oneilleng.com

Engineering Answers

PARADISE COVE AT THE ISLANDS  
GILBERT  
MARICOPA COUNTY, ARIZONA

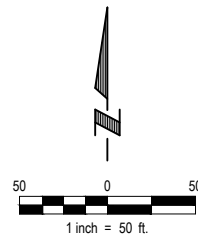
PRELIMINARY PLAT

JEFFERY R. MCINTOSH  
39836  
EXPIRES 9/30/15

Revision	Description
1	ADDRESSED FIRST REVIEW COMMENTS
2	ADDRESSED SECOND REVIEW COMMENTS
3	ADDRESSED THIRD REVIEW COMMENTS

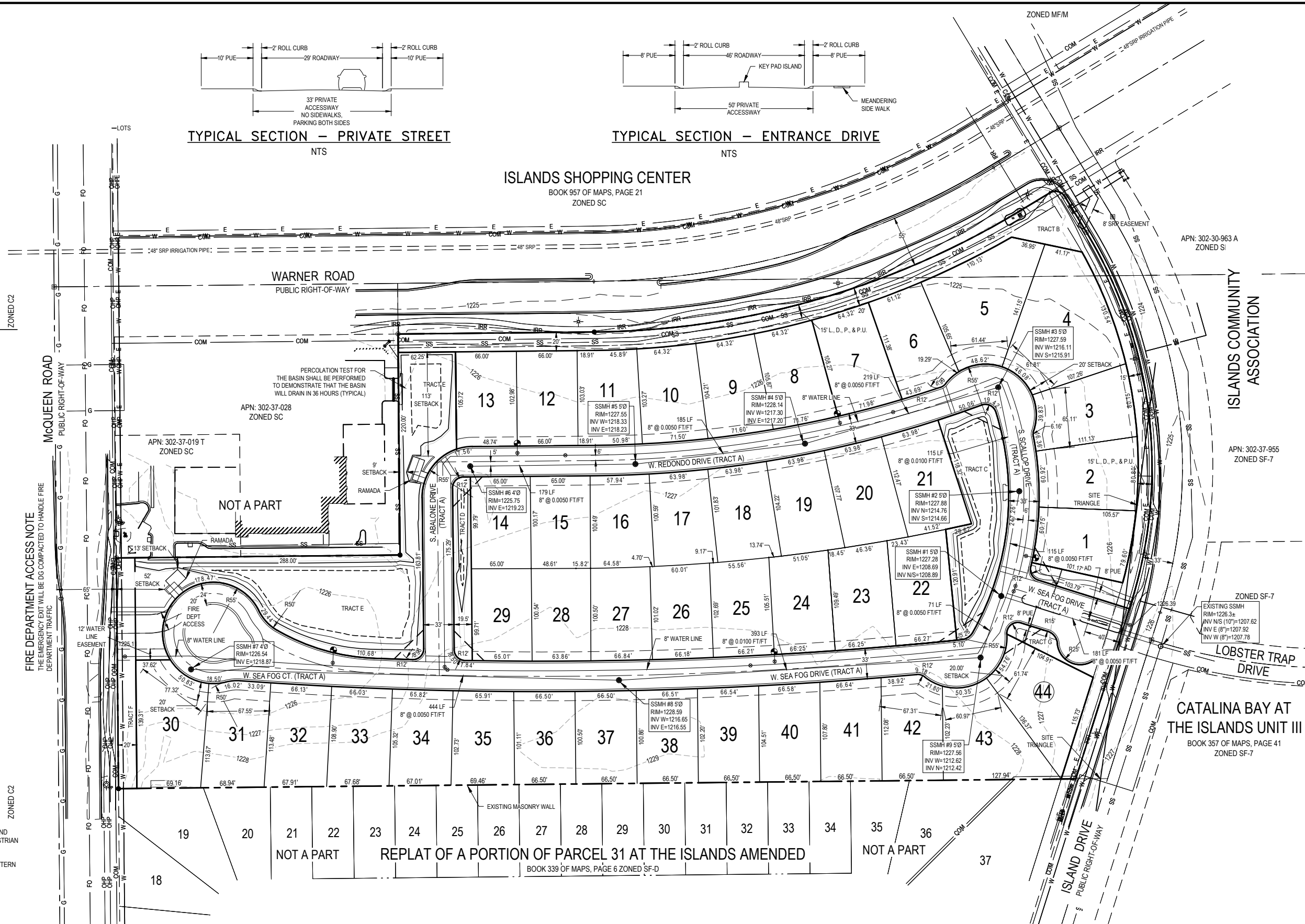
Proj No:	2013-388-001
Date:	02/19/14
Designed By:	JRM
Drawn By:	BTH
Scale:	NONE
Sheet:	1 of 2

4/2/2014 8:50 AM K:\Proj\2013-388\001\Plat\Preliminary Design\2013-388-PREL.A1.dwg  
Jeffery McIntosh



LEGEND

- OHP — OVERHEAD POWER (64KV)
- FO — FIBER OPTICS
- E — UNDERGROUND ELECTRIC
- G — GAS LINE
- W — WATER LINE
- SS — SANITARY SEWER
- ST — STORM SEWER
- COM — COMMUNICATION LINE
- IRR — IRRIGATION LINE
- STONE LANDSCAPING
- EDGING / WALL
- CONCRETE LANDSCAPING
- CURB
- LARGE POWER POLE (64KV)
- LIGHT POLE
- TRANSFORMER
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- ELECTRIC PULL BOX
- CABLE TELEVISION RISER
- TRAFFIC CONTROL BOX
- CLEAN OUT
- IRRIGATION CONTROL VALVE
- SIGN
- LANDSCAPE, DRAINAGE, AND PUBLIC UTILITY AND PEDESTRIAN EASEMENT
- PROPOSED DRAINAGE PATTERN



NOTE  
THERE IS A REQUIRED 35 FEET WIDE "NO BUILD EASEMENT" FOR THE RESIDENTIAL DWELLING UNITS ALONG THE NORTH AND WEST PROPERTY LINES.

UTILITY NOTE  
UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED BY RECORD LOCATION PER THE UTILITY INVOLVED AND PHYSICAL EVIDENCE ON SITE. THE UNDERGROUND UTILITIES WERE NOT PHYSICALLY LOCATED. CALL 602-263-1100 FOR FIELD LOCATOR.

RECORDS FOR STREET LIGHTS AND TRAFFIC ELECTRIC WERE NOT RECEIVE AT DATE OF SURVEY. (2013/08/07)

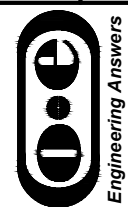
RECORDS FOR STORM SEWER WERE NOT RECEIVE AT DATE OF SURVEY. (2013/08/07)

CALL TWO WORKING DAYS BEFORE YOU DIG  
**602-263-1100**  
**1-800-STAKE-IT**  
(OUTSIDE MARICOPA COUNTY)

O'NEILL ENGINEERING, L.L.C.

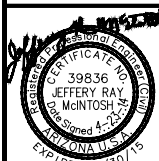
Engineering • Planning • Surveying • SUE

201 West Camelback Road, Suite 200 Phoenix, AZ 85015  
Phone: 602.242.0000 Fax: 602.242.5722  
www.oneilleng.com



PARADISE COVE AT THE ISLANDS  
GILBERT  
MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT



Revision	Description	Date
1	ADDRESSED FIRST REVIEW COMMENTS	02/19/14
2	ADDRESSED SECOND REVIEW COMMENTS	03/27/14

Proj No: 2013.388.001  
Date: 02/19/14  
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Scale: 1"=50'  
Sheet: 2 of 2  
Jeffrey McIntosh 4/24/2014 7:25 AM K:\Proj\2013.388\p1\Plat Preliminary Design\2013.388-PREL.A1.dwg

# Paradise Cove

## At The Islands

SEC McQueen and Warner Roads

Gilbert, Arizona 85233

## PRELIMINARY LANDSCAPE PLANS

### Vicinity Map



### Sheet Index

Sheet No.	Sheet Description
CVR	cover sheet
L-1	site development plan
L-2	preliminary landscape plan
L-3	preliminary landscape plan
L-4	site details
L-5	site details
L-6	rendered landscape plan
L-7	rendered landscape plan and color/materials exhibit

### Project Information

#### BUILDER

TK Builders, LLC  
1718 1st Street S.E.  
Minot, ND. 58701

Contact: Tom Klein  
(701) 852-8650

#### ARCHITECT

Grant Olds Architects  
1608 E. Diamond Drive  
Tempe, Arizona 85283

Contact: Grant Olds  
(480) 831-5678

#### LANDSCAPE ARCHITECT

Wildwood Design Studio  
15207 Staghorn Drive  
Fountain Hills, Arizona 85268

Contact: Richard Schubert  
(480) 620-3300



#### TOWN OF GILBERT NOTES:

1. A Town of Gilbert permit is required for the installation of any landscape or irrigation system. A CD with pdf format "AS-BUILTS" of the landscape and irrigation plans is also required.
2. Before the Town of Gilbert will accept an installed backflow device for approval, the following must be accomplished: The device must be tested by a State Certified Backflow Tester and the test results forwarded to the Town of Gilbert Backflow Specialist. The Town will provide a current list of Certified Testers from which to select. Tester fees will be at the expense of the installer.
3. Design of any walls, entry monument signage or ramadas that may be presented herein have been reviewed as conceptual only and will require a separate review and permit from the Building Department. In no case shall the depicted walls, entry monument signage or ramadas be considered final. Approval by the Planning Department is required prior to the issuance of a Building Permit for said walls, entry monuments and ramadas.
4. No plant material shall come within 3 feet of fire hydrants or any Fire Department equipment.
5. No planting or objects within the Town of Gilbert sight visibility triangles shall exceed 2 feet. Trees shall have a 7 feet minimum clear canopy.
6. All trees, shrubs and groundcover shall meet or exceed Arizona Nursery Association (ANA) specifications.
7. Construction may begin after all permits have been obtained.

#### MAINTENANCE NOTE:

All landscape areas and materials shall be maintained in a healthy, neat, clean and weed-free condition. This shall be the responsibility of the **HOMEOWNER'S ASSOCIATION**.

**CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.**

#### General Construction Notes:

1. NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
2. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
3. ANY SIDEWALK OR HARDSCAPE LAYOUT SHOWN ON THESE PLANS IS FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING FOR HORIZONTAL AND VERTICAL CONTROL, DETAILS AND METHODS OF CONSTRUCTION. WILDWOOD DESIGN ASSUMES NO RESPONSIBILITY FOR CONFLICTS, ENGINEERING OR INSTALLATION THAT IS BEYOND OUR CONTROL.
4. WALLS AND SITE FEATURES SHOWN ON THESE PLANS ARE SCHEMATIC. FIELD VERIFY TO ACTUAL PROPERTY LINES, GRADING, UNDERGROUND CONFLICTS OR EXISTING CONDITIONS THAT MAY REQUIRE ADJUSTMENT OR INTERPRETATION TO PLAN AND DETAILS PROVIDED. WILDWOOD DESIGN ASSUMES NO RESPONSIBILITY FOR CONFLICTS THAT ARE NOT ADDRESSED IN ADVANCE OR BEYOND OUR CONTRACTUAL AGREEMENT FOR FIELD INSPECTION.
5. REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
6. ALL CONSTRUCTION MUST CONFORM TO 1991 UNIFORM BUILDING CODE (UBC), COUNTY AND LOCAL STANDARDS.
7. SIGHT VISIBILITY TRIANGLES SHOWN ON THESE PLANS (SVT) ARE SHOWN PER TOWN OF GILBERT STD. DETAILS 92 AND 93 AND ARE ACCURATE PER SPECIFICATIONS.
8. PROVIDE SOIL TEST OF JOB SITE PRIOR TO BEGINNING WORK TO ANALYZE COMPACTION POSSIBLE CONTAMINANTS, STABILITY OF SOILS AND COMPOSITION.
9. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
10. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
12. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
13. PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
14. CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAYEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THROUGH. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH SYMBOLS SHOWN ON PLANS. QUANTITIES INDICATED ARE FOR REFERENCE ONLY.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
17. THE CONTRACTOR WILL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR IT'S PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
18. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
19. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
20. THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
21. WILDWOOD DESIGN SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.
22. ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND OWNER'S REPRESENTATIVE. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES. WILDWOOD DESIGN SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES IN CONTRACT, PAYMENT AMOUNTS, SCHEDULE OR QUALITY OF WORKMANSHIP.
23. WILDWOOD DESIGN HAS NOT AGREED TO REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLES SUBMITTED BY THE CONTRACTOR FOR THE SOLE PURPOSE OF COMPLIANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. WILDWOOD DESIGN SHALL BE ENTITLED TO ADDITIONAL COMPENSATION IF THE OWNER OR CONTRACTOR REQUESTS DESIGN MODIFICATIONS. WILDWOOD DESIGN ASSUMES NO LIABILITY FOR CHANGES THAT HAVE NOT BEEN REVIEWED AND AUTHORIZED IN WRITING.
24. WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING MINIMUMS OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND WILL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION WILL BE FINAL.

MAILBOX MANUFACTURER  
SUPPLIER: EXTERIOR SYSTEM  
(480) 990-3909  
(OR APPROVED EQUAL)  
COLOR: ANTIQUE BRONZE (8622C)  
FLAT FINISH.  
MODEL: FLORENCE VERSATILE  
(5) 4CET2-9 MAILBOX SUITE  
USPS APPROVED.  
NOTE:  
MAILBOX CONSTRUCTION TO INCLUDE  
2 YEAR UNCONDITIONAL GUARANTEE  
AGAINST DEFECT OR STRUCTURAL  
FAILURE

NOTE:  
VERIFY ACTUAL NUMBER OF MAILBOX  
UNITS TO EACH LOCATION SHOWN WITH  
DEVELOPER PRIOR TO FABRICATION  
OR ORDERING. LAYOUT SHOWN  
AS SCHEMATIC REFERENCE.  
VERIFY ACTUAL MAILBOX DIMENSIONS  
PRIOR TO CONSTRUCTION. OBTAIN  
STRUCTURAL ENGINEER IF REQUIRED.  
OBTAIN WRITTEN INSTRUCTIONS FROM  
MFG. AND MODIFY STRUCTURE TO  
ACCOMMODATE MULTI-UNIT CONNECTION  
KIT.

#### Materials Legend:

**PAINT COLORS:**  
ALL SPLIT FACE CMU THEME WALL SECTIONS TO BE PAINTED DUNN EDWARDS DE6201 (EGYPTIAN SAND). ALL SPLIT FACE WALL CAP, DECORATIVE COLUMN AND COLUMN CAP TO BE PAINTED DUNN EDWARDS DE6208 TUSCAN MOSAIC OR APPROVED EQUAL. PROVIDE SAMPLE FOR OWNER'S APPROVAL.  
**SIGN LETTERS:**  
ALL LETTERS FOR COMMUNITY SIGN TO BE BRUSHED BRASS. SUBMIT SAMPLE TO OWNER'S REP. FOR FINAL APPROVAL.  
**BLOCK:**  
6" SPLIT FACE (SINGLE OR DOUBLE SIDED). SEE WALL LEGEND. PRIME AND PAINT (2 COATS).  
**TUBULAR STEEL:**  
ALL STEEL WORK ON VIEW FENCE TO BE PAINTED TO MATCH MASONRY. PRIME AND PAINT (2 COATS).  
**CONCRETE PAVERS:**  
BELGARD - DUBLIN COBBLE MODULAR TUMBLED PAVERS (SIERRA BLEND) WITH 9" X 9" BORDER. AVAILABLE THROUGH SUPERLITE 1-800-366-1811. SEE DETAIL  
**INTEGRAL COLOR CONCRETE:**  
L. M. SCOFIELD INTEGRAL COLOR CHROMIX - 'SPRING BEIGE' #510. REFER TO MFG. SPECIFICATIONS FOR MIX. ALL OTHER CONCRETE TO BE NATURAL GRAY COLOR UNLESS OTHERWISE SPECIFIED.  
**TURF HEADER:**  
6" X 6" EXTRUDED CONCRETE HEADER NATURAL GRAY COLOR.  
**PORCELAIN TILE:**  
EMSER TILE - BROADWAY SERIES, PAULISTA STONE LOOK PORCELAIN.  
**STREET LIGHT FIXTURES:**  
PUREFORM LED F32 AREA LUMINAIRES (SEE CUT SHEET FOR SPECIFICATIONS AND PERFORMANCE). STANDARD ARM MOUNT. FIXTURE 25'-0" IN HEIGHT.  
**STUCCO:**  
ALL STUCCO TO BE ROUGH 'RIVER SAND' STUCCO FINISH (2 COATS). PRIME AND PAINT (2 COATS).  
**PLANTER POTS:**  
WOK STYLE POT# 33" (W) X 11" (H) X 16" BASE. AVAILABLE THROUGH PHOENIX PRECAST PRODUCTS (602) 563-6090.

#### Notes:

ALL GRANITE PATHS TO BE STAKED IN FIELD BY CONTRACTOR. OWNER TO REVIEW AND ADJUST TO ACCOMMODATE ACTUAL CONDITIONS OR ENHANCE DESIGN INTENT. MINOR ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.

REFER TO CIVIL PLANS FOR ALL RETAINING WALL AND SIDEWALK LOCATIONS. VERIFY EXACT LOCATIONS IN FIELD. REVIEW INTERFACE OF ALL ADJACENT EXISTING IMPROVEMENTS FOR SMOOTH TRANSITION (I.E. CURBS AND RETAINING WALLS) ANY CONFLICTS TO BE REVIEWED AND MODIFIED WITH THE OWNER'S APPROVAL.

FIELD VERIFY ALL EXISTING CONDITIONS AND COORDINATE FINAL ELEVATIONS AND FINISH GRADES WITH GRADES SHOWN ON CIVIL GRADING AND DRAINAGE PLAN. CONTRACTOR IS TO NOTIFY OWNER IF ANY DISCREPANCIES, CONTRADICTIONS OR AMBIGUITIES OCCURS.

CONTRACTOR IS RESPONSIBLE TO STAKE ALL WALL LOCATIONS PRIOR TO CONSTRUCTION FOR REVIEW TO AVOID ANY CONFLICTS.

FIELD VERIFY ALL WALL CONDITIONS PRIOR TO CONSTRUCTION AND MODIFY AS NECESSARY TO ACTUAL REQUIREMENTS. CONTACT OWNERS REPRESENTATIVE OF ALL DISCREPANCIES THAT REQUIRE FIELD REVIEW AND CONSIDERATIONS PRIOR TO START OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDY TO SATISFY DESIGN INTENT, WHEN NOT ADDRESSED IN ADVANCE.

COORDINATE ALL WATER, SEWER, GAS AND ELECTRIC SERVICE LOCATIONS WITH OWNERS REPRESENTATIVE PRIOR TO BEGINNING WORK.

#### General Wall Notes:

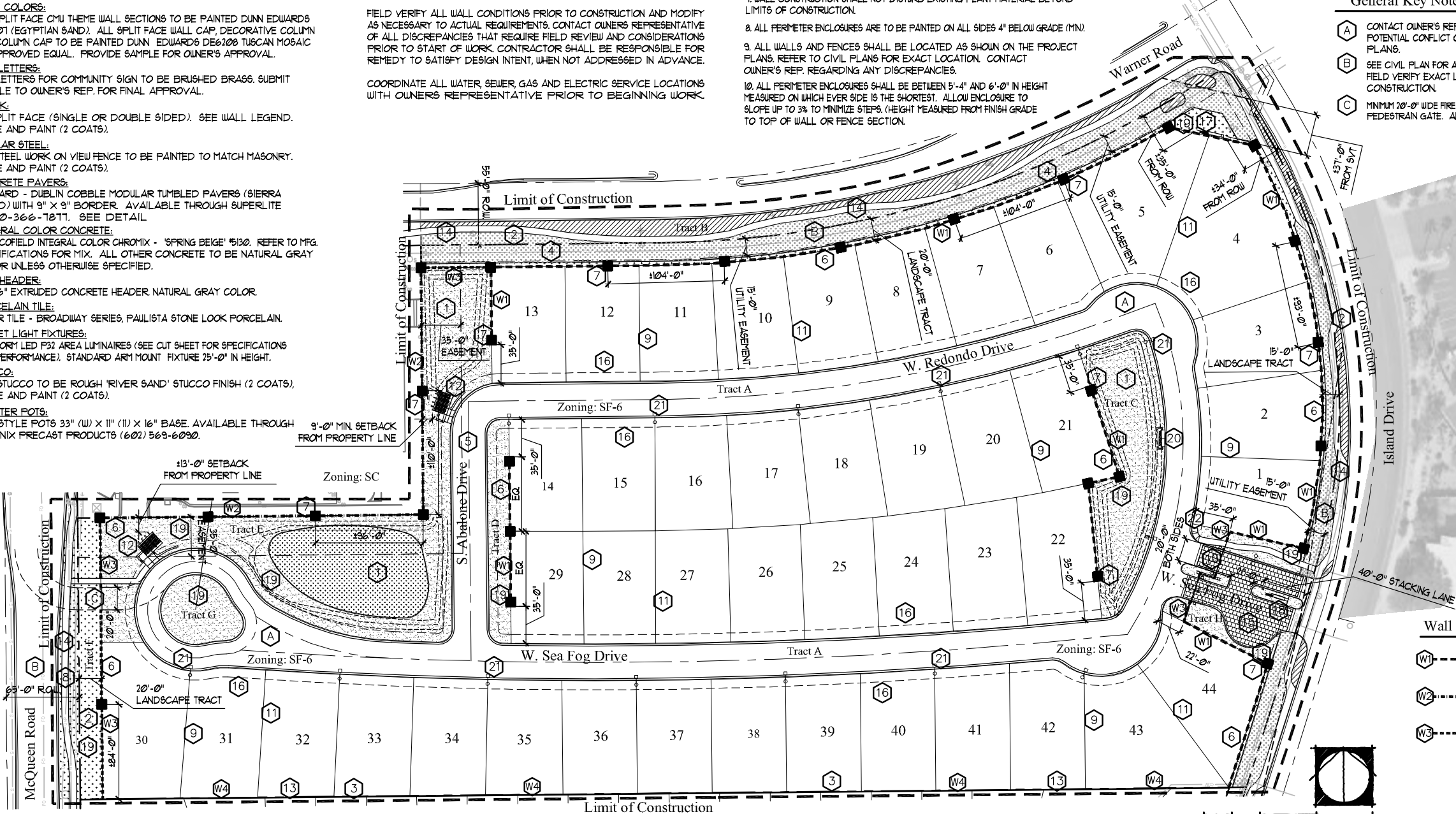
1. REFERENCE GRADING AND DRAINAGE PLANS FOR ALL PROPOSED GRADING CONSIDERATIONS. LOT LAYOUT AND DRAINAGE REQUIREMENTS THROUGH WALL AND SITE CONDITIONS.
2. REFER TO ENGINEERING PLANS FOR RETAINING WALL CONSIDERATIONS AND CONDITIONS BEYOND STANDARD 6'-0" WALL ENCLOSURES (SOLID AND VIEW).
3. ALL WALLS SHALL BE CENTERED ON PROPERTY LINES UNLESS OTHERWISE NOTED.
4. WALLS MAY BE MODIFIED TO SLOPE WITH GRADE 3% OR LESS TO MINIMIZE STEPS IN TOP OF WALL.
5. FIELD VERIFY ALL WALL LAYOUTS AND SIDEYARD WALL LENGTHS WITH A REPRESENTATIVE OF HOME BUILDER PRIOR TO BEGINNING WORK, FOR ANY NECESSARY ADJUSTMENTS.
6. WALL CONSTRUCTION ASSUMES ALL SUBGRADES ARE UNDISTURBED OR 95% COMPACTED.
7. WALL CONSTRUCTION SHALL NOT DISTURB EXISTING PLANT MATERIAL BEYOND LIMITS OF CONSTRUCTION.
8. ALL PERIMETER ENCLOSURES ARE TO BE PAINTED ON ALL SIDES 4" BELOW GRADE (MIN).
9. ALL WALLS AND FENCES SHALL BE LOCATED AS SHOWN ON THE PROJECT PLANS. REFER TO CIVIL PLANS FOR EXACT LOCATION. CONTACT OWNER'S REP. REGARDING ANY DISCREPANCIES.
10. ALL PERIMETER ENCLOSURES SHALL BE BETWEEN 5'-4" AND 6'-0" IN HEIGHT MEASURED ON WHICH EVER SIDE IS THE SHORTEST. ALLOW ENCLOSURE TO SLOPE UP TO 3% TO MINIMIZE STEPS. (HEIGHT MEASURED FROM FINISH GRADE TO TOP OF WALL OR FENCE SECTION).

#### Key Notes:

- |   |   |  |
|---|---|--|
| 1 PROPOSED RETENTION BASIN<br>GRADES SHOWN ARE FOR<br>REFERENCE ONLY. SEE CIVIL PLAN. | 9 LOT LINES (TYPICAL)   | 16 10'-0" P.U.E.   |
| 2 RIGHT-OF-WAY  | 10 ENTRY GATE - SEE DETAIL.   | 17 ENTRY MONUMENT #1 - SEE DETAIL<br>(ALL SIGNAGE BY SEPARATE PERMIT)          |
| 3 PROPERTY LINE   | 11 FENCE BLOCK WALL (TYP.)<br>BETWEEN PROPERTY LINES.<br>NOT SHOWN. | 18 ENTRY MONUMENT #2 - SEE DETAIL<br>(ALL SIGNAGE BY SEPARATE PERMIT)          |
| 4 15'-0" UTILITY EASEMENT   | 12 SHADE RAMADA - SEE DETAIL.                                       | 19 LANDSCAPE AREA - REFER TO<br>LANDSCAPE PLAN.                                |
| 5 35'-0" NO-BUILD EASEMENT  | 13 EXISTING CMU BLOCK WALL  | 20 CLUSTER BOX MAIL BOX UNIT<br>LOCATION (SEE DETAIL AND NOTES,<br>THIS SHEET. |
| 6 PERIMETER THEME WALL -<br>SEE DETAIL.   | 14 EXISTING SIDEWALK  | 21 PROPOSED LOCATION OF STREET<br>(AREA) LIGHTS.                               |
| 7 24" X 24" DECORATIVE COLUMN<br>SEE DETAIL.  | 15 CONCRETE PAVERS - SEE<br>MATERIALS LEGEND                        | 22 ADA ACCESSIBLE RAMP   |
| 8 EXISTING OVERHEAD<br>ELECTRICAL LINES   |   |  |

#### General Key Notes:

- A CONTACT OWNER'S REP. PRIOR TO CONSTRUCTION IS AVOID ANY  
POTENTIAL CONFLICT OR MISINTERPRETATION OF THE PROJECT  
PLANS.
- B SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS.  
FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS DURING  
CONSTRUCTION.
- C MINIMUM 20'-0" WIDE FIRE ACCESS PATH. SEE DETAIL FOR VEHICULAR AND  
PEDESTRIAN GATE. ALSO REFER TO FIRE ACCESS SURFACE DETAIL.



#### Wall Legend:

- W1 PERIMETER THEME WALL - 6' HEIGHT  
(CMU SPLIT FACE BLOCK - SINGLE SIDED)  
(SEE DETAIL.)
- W2 PERIMETER THEME WALL - 8' HEIGHT  
(CMU SPLIT FACE BLOCK - DOUBLE SIDED)  
(SEE DETAIL.)
- W3 PERIMETER THEME WALL - 6' HEIGHT  
(CMU SPLIT FACE BLOCK - DOUBLE SIDED)  
(SEE DETAIL.)
- W4 EXISTING 6'-0" HIGH CMU BLOCK WALL  
(NOT SHOWN)
- 24" X 24" DECORATIVE COLUMN  
(SEE DETAIL.)
- NOT SHOWN REFER TO CIVIL PLAN FOR ANY RETAINING  
WALL SECTION BEYOND PERIMETER THEME  
WALL OR FENCE.

#### Bulk Master Legend

Sym.	Botanical Name	Common Name	#Qty.	Size	Remarks
D.G.	DECOMPOSED GRANITE	EXPRESS BROWN	4,482,710 SF.	3/4" MINUS	AVAILABLE THROUGH GRANITE EXPRESS 480-354-6809. PROVIDE SAMPLE FOR FINAL APPROVAL.
D.G.	DECOMPOSED GRANITE	MATCH EXISTING IN ROW	4,13,000 SF.	MATCH EXISTING	CONTRACTOR IS RESPONSIBLE TO MATCH EXISTING GRANITE IN ROW/ADJ. PROPERTY IN COLOR AND SIZE. PROVIDE SAMPLE FOR FINAL APPROVAL.
EX. TURF	EXISTING TURF	BERMUDA SOD	423,750 SF.	EXISTING	PROTECT IN PLACE

#### Bulk Master Legend

Sym.	Botanical Name	Common Name	#Qty.	Size	Remarks
TURF	PROPOSED TURF	BERMUDA SOD	493,130 SF.	SOD	BERMUDA SOD OVER SEEDED WITH PERENNIAL RYE
	EXISTING LANDSCAPE PLANTER AREA	EXISTING	41,800 SF.	EXISTING	PROTECT IN PLACE
	PROPOSED 6" X 6" EXTRUDED CONCRETE HEADER		4640 LF.	NA	REFER TO DETAIL

#### Landscape Data Totals:

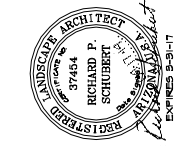
NET SITE AREA:	436,584 SF.
AREA WITHIN THE ROW:	81,098 SF.
GROSS SITE AREA:	517,682 SF.
ON-SITE LANDSCAPE AREA:	91,800 SF.
OFF-SITE LANDSCAPE AREA:	10,100 SF.
TOTAL AREA:	101,900 SF.

## Paradise Cove at the Islands

SEC McQueen and Warner Roads  
Gilbert, Arizona 85233

Wildwood Design Studio  
Landscape Architects

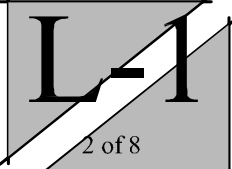
15207 Staghorn Drive  
Fountain Hills, AZ 85268  
Phone (480) 816-5529  
Fax (480) 837-5104  
E-Mail wildwooddesign@cox.net



site development plan

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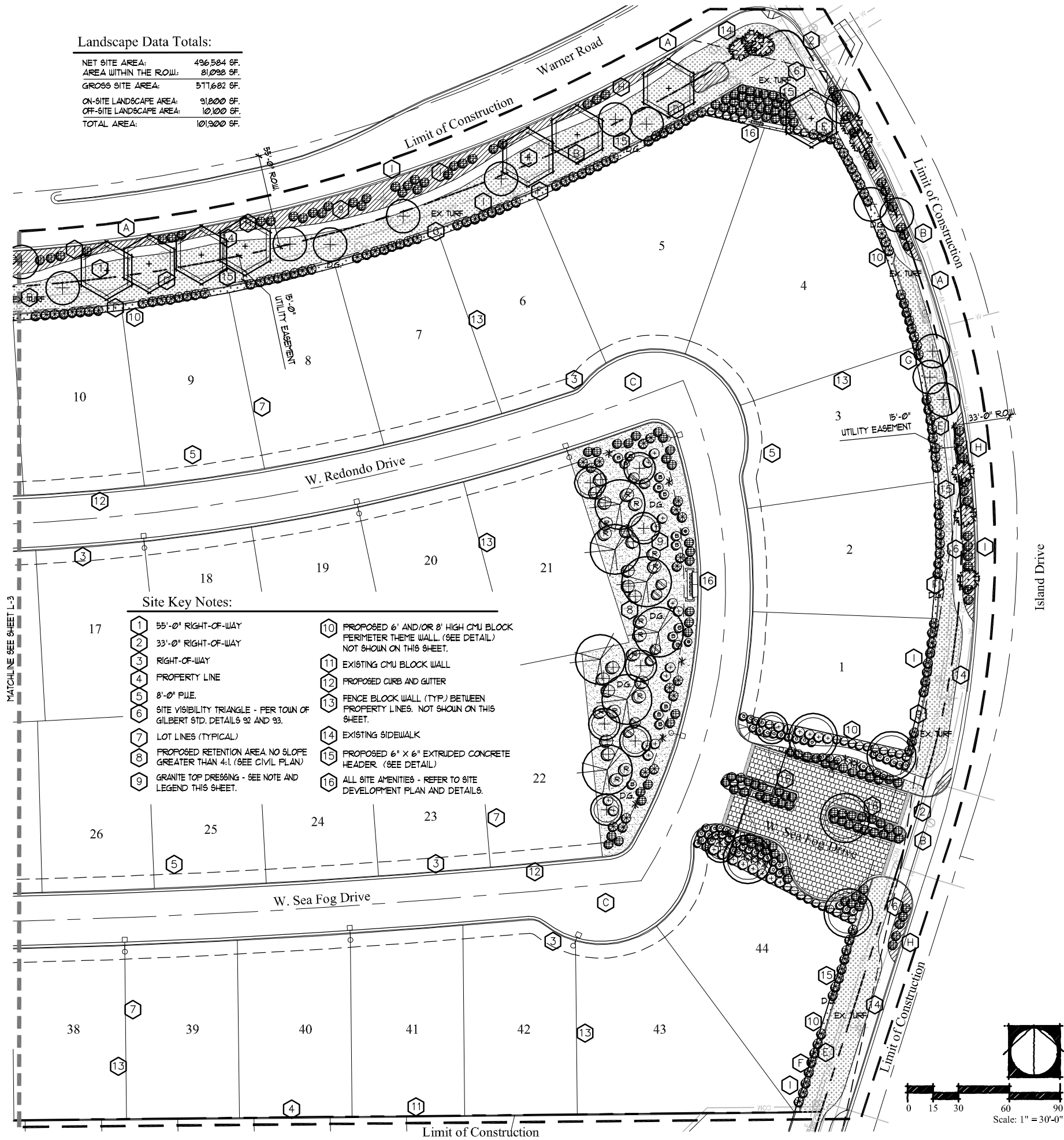
PROJECT NUMBER: 1403  
DATE: 04-17-14  
REVISIONS:  
REVISIONS:





Landscape Data Totals:

NET SITE AREA:	496,584 SF.
AREA WITHIN THE ROW:	81,098 SF.
GROSS SITE AREA:	577,682 SF.
ON-SITE LANDSCAPE AREA:	91,800 SF.
OFF-SITE LANDSCAPE AREA:	10,100 SF.
TOTAL AREA:	101,900 SF.



Site Key Notes:

- |  |  |
|--|--|
| 1 55'-0" RIGHT-OF-WAY  | 10 PROPOSED 6" AND/OR 8" HIGH CMU BLOCK PERIMETER THEME WALL. (SEE DETAIL.) NOT SHOWN ON THIS SHEET. |
| 2 33'-0" RIGHT-OF-WAY  | 11 EXISTING CMU BLOCK WALL   |
| 3 RIGHT-OF-WAY   | 12 PROPOSED CURB AND GUTTER  |
| 4 PROPERTY LINE  | 13 FENCE BLOCK WALL (TYP.) BETWEEN PROPERTY LINES. NOT SHOWN ON THIS SHEET.                          |
| 5 8'-0" PILE   | 14 EXISTING SIDEWALK   |
| 6 SITE VISIBILITY TRIANGLE - PER TOWN OF GILBERT STD. DETAILS 92 AND 93. | 15 PROPOSED 6" X 6" EXTRUDED CONCRETE HEADER. (SEE DETAIL.)  |
| 7 LOT LINES (TYPICAL)  | 16 ALL SITE AMENITIES - REFER TO SITE DEVELOPMENT PLAN AND DETAILS.                                  |
| 8 PROPOSED RETENTION AREA. NO SLOPE GREATER THAN 4:1. (SEE CIVIL PLAN)   |  |
| 9 GRANITE TOP DRESSING - SEE NOTE AND LEGEND THIS SHEET.                 |  |

Master Legend

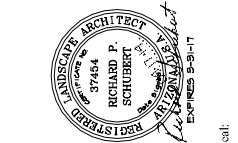
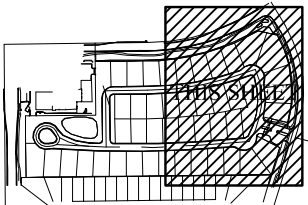
Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks
<b>Existing Trees</b>					
(X in circle)	EXISTING PALM TREE	PALM TREE	8	VARIABLES	PROTECT IN PLACE, SEE TAG ON PLAN
(+ in circle)	EXISTING TREE	VARIOUS VARIETIES	22	VARIABLES	PROTECT IN PLACE, SEE TAG ON PLAN
<b>Proposed Trees</b>					
(P in circle)	ACACIA ANEURA	MULGA	12	24" BOX	TALL, UPRIGHT, LOW BRANCHING, VASE SHAPED (7'-0" TALL, 4'-0" WIDE, 15" MIN. CALIFER)
(+ in circle)	ACACIA SALICINA	WILLOW ACACIA	28	24" BOX	TALL, UPRIGHT, STD. (MINIMUM 8'-0" HEIGHT, 4'-0" WIDE, 15" CALIFER)
(S in circle)	PINUS ELDARICA	MONDEL PINE	12	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE (10'-0" TALL, 4'-0" WIDE, 200' MIN. CALIFER)
(X in circle)	ULMUS PARVIFOLIA	EVERGREEN ELM	19	24" BOX	TALL, UPRIGHT (8'-0" TALL, 3'-0" WIDE, 125' MIN. CALIFER)
(+ in circle)	CERCIDILM FLORIDUM	BLUE PALO VERDE	5	60" BOX	TALL, UPRIGHT, MULTI-TRUNK, FIELD GROWN, VERIFY AVAILABILITY AVAIL. THRU BASELINE TREES (600-309-9275)
(S in circle)	PROSOPIS VELUTINA	NATIVE MESQUITE	15	24" BOX	SINGLE TRUNK, LOW BRANCHING (MINIMUM 8'-0" HEIGHT, 4'-0" WIDE, 15" CALIFER)
<b>* Proposed Shrubs</b>					
(C in circle)	RUPELLIA PENNINSULARIS	BAJA RUPELLIA	66	5 GAL.	SPACE 4' OC, 3' FROM HARDSCAPE
(S in circle)	LANTANA SP. 'NEU GOLD'	NEU GOLD LANTANA	214	1 GAL.	SPACE 3' OC, 3' FROM HARDSCAPE
(S in circle)	HEPHERALOE PARVIFLORA	RED YUCCA	233	5 GAL.	FULL AND BUSHY
(S in circle)	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK DWARF OLEANDER	21	5 GAL.	RANDOM SPACE IN CLUSTERS AS SHOWN
(S in circle)	LEUCOPHYLLUM ZYGOPHYLLUM	BLUE RANGER	18	5 GAL.	SPACE 4' OC, 3' FROM HARDSCAPE
(S in circle)	LEUCOPHYLLUM LANGMANIA 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	49	5 GAL.	SPACE 5' OC, IN CLUSTERS AS SHOWN
(S in circle)	DASYLIRION WHEELERI	DESERT SPOON	29	5 GAL.	FULL AND BUSHY
(S in circle)	CAESALPINIA PILCHERRIMA	BIRD OF PARADISE	6-4	5 GAL.	SPACE 6' OC, 5' FROM HARDSCAPE
(S in circle)	BOUTELOUA GRACILIS BLOOM	BLUE GRAMA VARIETY	55	5 GAL.	RANDOM SPACE IN CLUSTERS AS SHOWN AVAIL. THRU MSUN (623-241-8509)
(S in circle)	MULLEBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	31	5 GAL.	RANDOM SPACE IN CLUSTERS AS SHOWN AVAIL. THRU MSUN (623-241-8509)
(S in circle)	PENSTEMON PARRYI	PARRY'S PENSTEMON	10	5 GAL.	SPACE AS SHOWN
(D.G. in circle)	DECOMPOSED GRANITE	EXPRESS BROWN	4-48,220 SF.	3/4" MINUS	AVAILABLE THROUGH GRANITE EXPRESS 480-364-6809. PROVIDE SAMPLE FOR FINAL APPROVAL
(D.G. in circle)	DECOMPOSED GRANITE	MATCH EXISTING IN ROW	4-13,000 SF.	MATCH EXISTING	CONTRACTOR IS RESPONSIBLE TO MATCH EXISTING GRANITE IN ROW/ADJ. PROPERTY IN COLOR AND SIZE. PROVIDE SAMPLE FOR FINAL APPROVAL
(EX. TURF in circle)	EXISTING TURF	BERMUDA SOD	423,150 SF.	EXISTING	PROTECT IN PLACE
(TURF in circle)	PROPOSED TURF	BERMUDA SOD	49,130 SF.	SOD	BERMUDA SOD OVER SEED WITH PERENNIAL RYE
(LANDSCAPE PLANTER AREA in circle)	EXISTING LANDSCAPE PLANTER AREA	EXISTING	1,800 SF.	EXISTING	PROTECT IN PLACE
(PROPOSED 6" X 6" EXTRUDED CONCRETE HEADER in circle)	PROPOSED 6" X 6" EXTRUDED CONCRETE HEADER		1640 LF.	N.A.	REFER TO DETAIL

- \* PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- \* NOTE: ALL TREES ADJACENT TO THE PUBLIC WALKWAYS AND IN SIGHT VISIBILITY TRIANGLES SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8'.
- \* NOTE: ALL TREES AVAILABLE THROUGH BASELINE TREES (602) 989-9275

General Notes:

- (A) CONTACT OWNER'S REP. PRIOR TO CONSTRUCTION IS AVOID ANY POTENTIAL CONFLICT OR MISINTERPRETATION OF THE PROJECT PLANS.
- (B) SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS DURING CONSTRUCTION.
- (C) ALL EXISTING VOLUNTEER SPECIES OF PLANT MATERIAL LOCATED WITHIN THE LIMITS OF CONSTRUCTION NOT SHOWN ON THE PROJECT PLANS WILL BE REMOVED PRIOR TO CONSTRUCTION.
- (D) EXISTING TURF - PROTECT IN PLACE DURING CONSTRUCTION. EDGE TURF TO INSTALL 6" SQ. CONCRETE HEADER 4'-0" OFF FACE OF PROPOSED THEME WALL.
- (E) EXISTING TURF - PROTECT IN PLACE DURING CONSTRUCTION. EDGE AS SHOWN TO INSTALL 6" SQ. CONCRETE HEADER.
- (F) CREATE PLANTER BETWEEN FACE OF THEME WALL AND EXISTING TURF.
- (G) VERIFY COLOR AND SIZE OF PROPOSED GRANITE TOP DRESSING WITH OWNER'S REP. VERIFY COLOR AND MATCH TO EXISTING ON ADJACENT PROPERTY AND RIGHT-OF-WAY.
- (H) CONTRACTOR SHALL PROVIDE SUPPLEMENTAL GRANITE TOP DRESSING TO ANY AREAS WITH EXISTING DECOMPOSED GRANITE. MATCH COLOR AND SIZE.
- (I) CONTRACTOR SHALL PROVIDE SUPPLEMENTAL PLANT MATERIAL TO EXISTING LANDSCAPE AREAS AS SHOWN IN ROW.

Key Map



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Paradise Cove at the Islands

SEC McQueen and Warner Roads  
Gilbert, Arizona 85233

preliminary landscape plan

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PROJECT NUMBER: 1403  
DATE: 04-17-14  
REVISIONS:  
REVISIONS:

L-2  
3 of 8

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NOTE:  
FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1/2" BELOW CONCRETE OR OTHER PAVED SURFACE.

TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESSWAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT.

ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR.

THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS DURING CONSTRUCTION.

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPEC." SEE SECTION 19-3(6)(a).

NOTE:  
FIELD VERIFY EXISTING CONDITIONS AND CONTACT OWNER'S REP. PRIOR TO COMMENCING WORK TO RESOLVE ANY POTENTIAL CONFLICTS.

CONTRACTOR IS RESPONSIBLE TO REPAIR AND REPLACE ANY EXISTING LANDSCAPE MATERIAL LOCATED OUTSIDE THE LIMIT OF CONSTRUCTION DAMAGED OR DESTROYED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

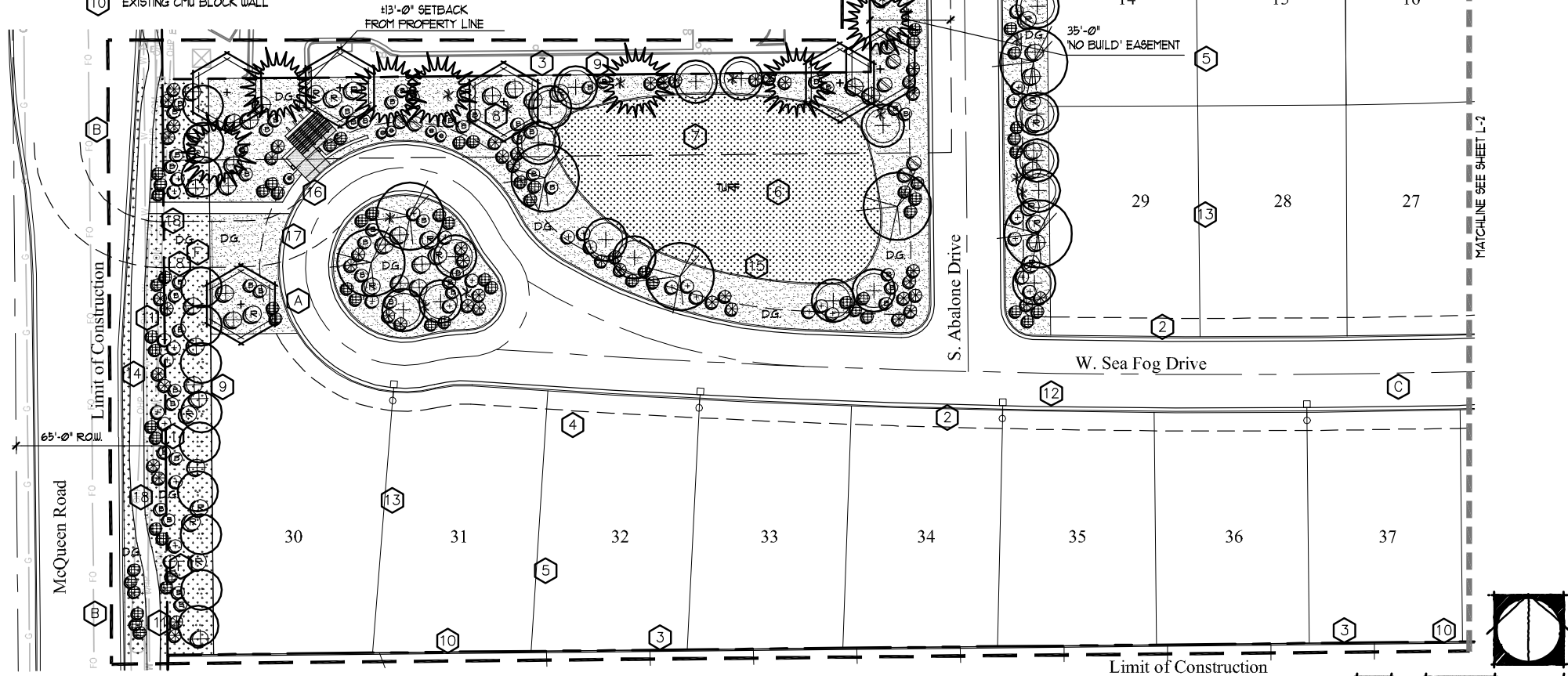
ANY DAMAGE TO EXISTING LANDSCAPE CAUSED BY CONSTRUCTION WILL BE REPLACED WITH LIKE FOR LIKE BY THE CONTRACTOR AT NO ADDITIONAL CHARGE TO OWNER.

CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING PLANT MATERIAL NOT SPECIFIED ON THESE PROJECT PLANS PRIOR TO COMMENCING WORK.

ALL LANDSCAPING SHALL COMPLY WITH T.O.G. STD. DETAIL 92 AND 93 AT TIME OF INSTALLATION.

#### Site Key Notes:

- |   |  |
|---|--|
| 1 65'-0" RIGHT-OF-WAY   | 11 OVERHEAD ELECTRICAL LINE  |
| 2 RIGHT-OF-WAY  | 12 PROPOSED CURB AND GUTTER  |
| 3 PROPERTY LINE   | 13 FENCE BLOCK WALL (TYP.) BETWEEN PROPERTY LINES. NOT SHOWN ON THIS SHEET.            |
| 4 8'-0" P.U.E.  | 14 EXISTING SIDEWALK   |
| 5 LOT LINES (TYPICAL)   | 15 PROPOSED 6" X 6" EXTRUDED CONCRETE HEADER. (SEE DETAIL.)                            |
| 6 PROPOSED TURF AREA  | 16 ALL SITE AMENITIES - REFER TO SITE DEVELOPMENT PLAN AND DETAILS.                    |
| 7 PROPOSED RETENTION AREA NO SLOPE GREATER THAN 4:1. (SEE CIVIL PLAN)                               | 17 MINIMUM 20'-0" WIDE FIRE ACCESS PATH  |
| 8 GRANITE TOP DRESSING - SEE NOTE AND LEGEND THIS SHEET.  | 18 EXISTING OVERHEAD POWER LINES - MAINTAIN CLEARANCE BETWEEN LINES AND TREE CANOPIES. |
| 9 PROPOSED 6' AND/OR 8' HIGH CMU BLOCK PERIMETER THEME WALL. (SEE DETAIL.) NOT SHOWN ON THIS SHEET. |  |
| 10 EXISTING CMU BLOCK WALL  |  |



#### Granite Note:

INSTALL A 2" LAYER OF DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, LET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. APPLY AFTER INSTALLATION OF PLANT MATERIAL.

LANDSCAPE CONTRACTOR IS TO FULLY ACQUAINT HIMSELF WITH ALL THE DRAWINGS BEFORE BEGINNING CONSTRUCTION. WILDWOOD DESIGN STUDIO IS NOT RESPONSIBLE FOR FIELD CHANGES AND/OR ANY DISCREPANCIES IN THE CONSTRUCTION OF THESE LANDSCAPE IMPROVEMENTS.

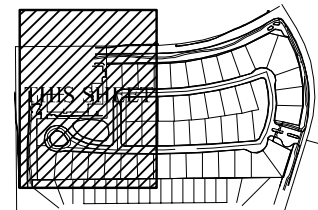
#### General Notes:

- A CONTACT OWNER'S REP. PRIOR TO CONSTRUCTION IS AVOID ANY POTENTIAL CONFLICT OR MISINTERPRETATION OF THE PROJECT PLANS.
- B SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS DURING CONSTRUCTION.
- C ALL EXISTING VOLUNTEER SPECIES OF PLANT MATERIAL LOCATED WITHIN THE LIMITS OF CONSTRUCTION NOT SHOWN ON THE PROJECT PLANS WILL BE REMOVED PRIOR TO CONSTRUCTION.
- D EXISTING TURF - PROTECT IN PLACE DURING CONSTRUCTION. EDGE TURF TO INSTALL 6" SQ. CONCRETE HEADER 4'-0" OFF FACE OF PROPOSED THEME WALL.
- E CREATE PLANTER BETWEEN FACE OF THEME WALL AND EXISTING TURF.
- F VERIFY COLOR AND SIZE OF PROPOSED GRANITE TOP DRESSING WITH OWNER'S REP. VERIFY COLOR AND MATCH TO EXISTING ON ADJACENT PROPERTY AND RIGHT-OF-WAY.
- G CONTRACTOR SHALL PROVIDE SUPPLEMENTAL GRANITE TOP DRESSING TO ANY AREAS WITH EXISTING DECOMPOSED GRANITE. MATCH COLOR AND SIZE.
- H CONTRACTOR SHALL PROVIDE SUPPLEMENTAL PLANT MATERIAL TO EXISTING LANDSCAPE AREAS AS SHOWN IN ROW.

#### General Landscape Notes:

- IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE TREE OR SHRUB SIZE CALLED OUT ON THE PROJECT PLAN (I.E. CALIPER OR TREE HEIGHT) THE SPECIFIED PLANT MUST MEET THE REQUIREMENTS OF THE PLAN REGARDLESS OF THE CONTAINER SIZE AT NO ADDITIONAL COST TO THE OWNER.
- IF THE SPECIFIED VARIETY OF PLANT IS NOT AVAILABLE AT THE TIME OF INSTALLATION, CONTRACTOR IS TO PROVIDE SUBSTITUTIONS TO THE OWNER'S REP. WHICH CLOSELY MATCHES THE SPECIES, MATURE SIZE, AND COLD HEARTINESS AS SHOWN ON THE PROJECT PLANS FOR FINAL APPROVAL.

#### Key Map



## Paradise Cove at the Islands

SEC McQueen and Warner Roads  
Gilbert, Arizona 85233

Wildwood Design Studio  
Landscape Architects

15207 Staghorn Drive  
Fountain Hills, AZ 85268  
Phone (480) 816-5529  
Fax (480) 837-5104  
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preliminary landscape plan

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PROJECT NUMBER: 1403

DATE: 04-17-14

REVISIONS:

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## Paradise Cove at the Islands

SSC McQueen and Warner Roads  
Gilbert, AZ. 85233

site details

L-4

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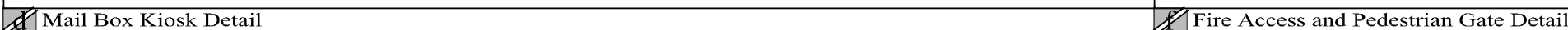
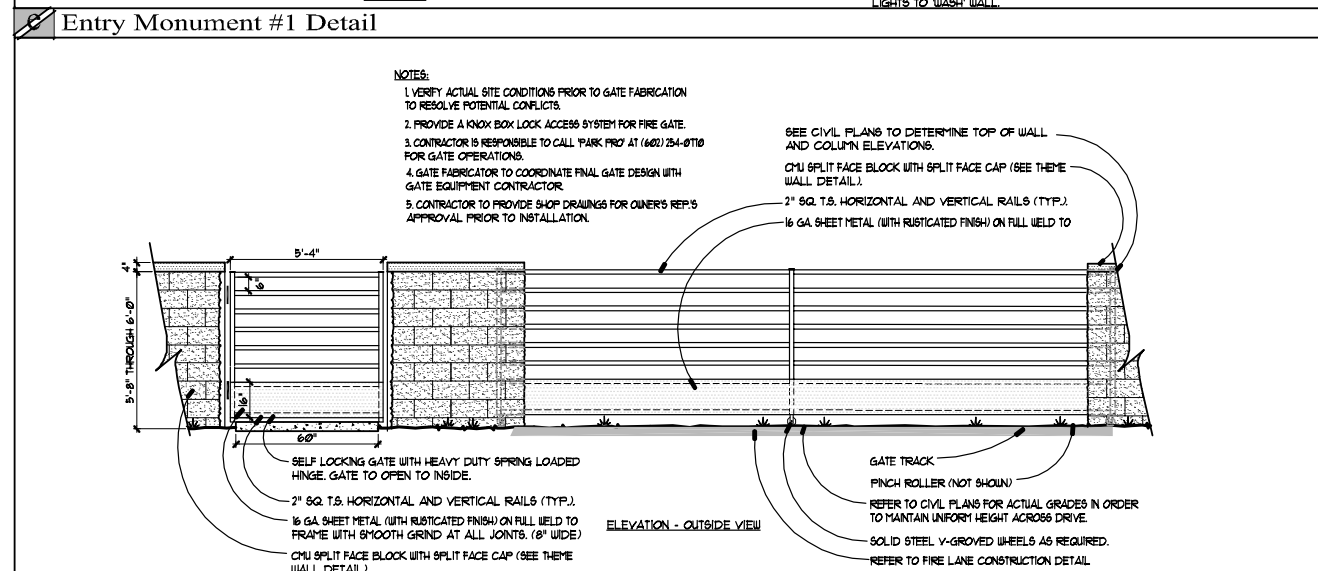
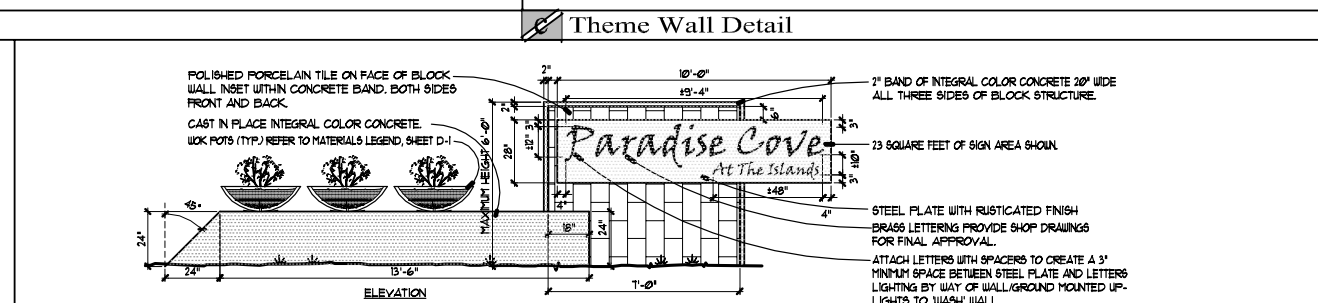
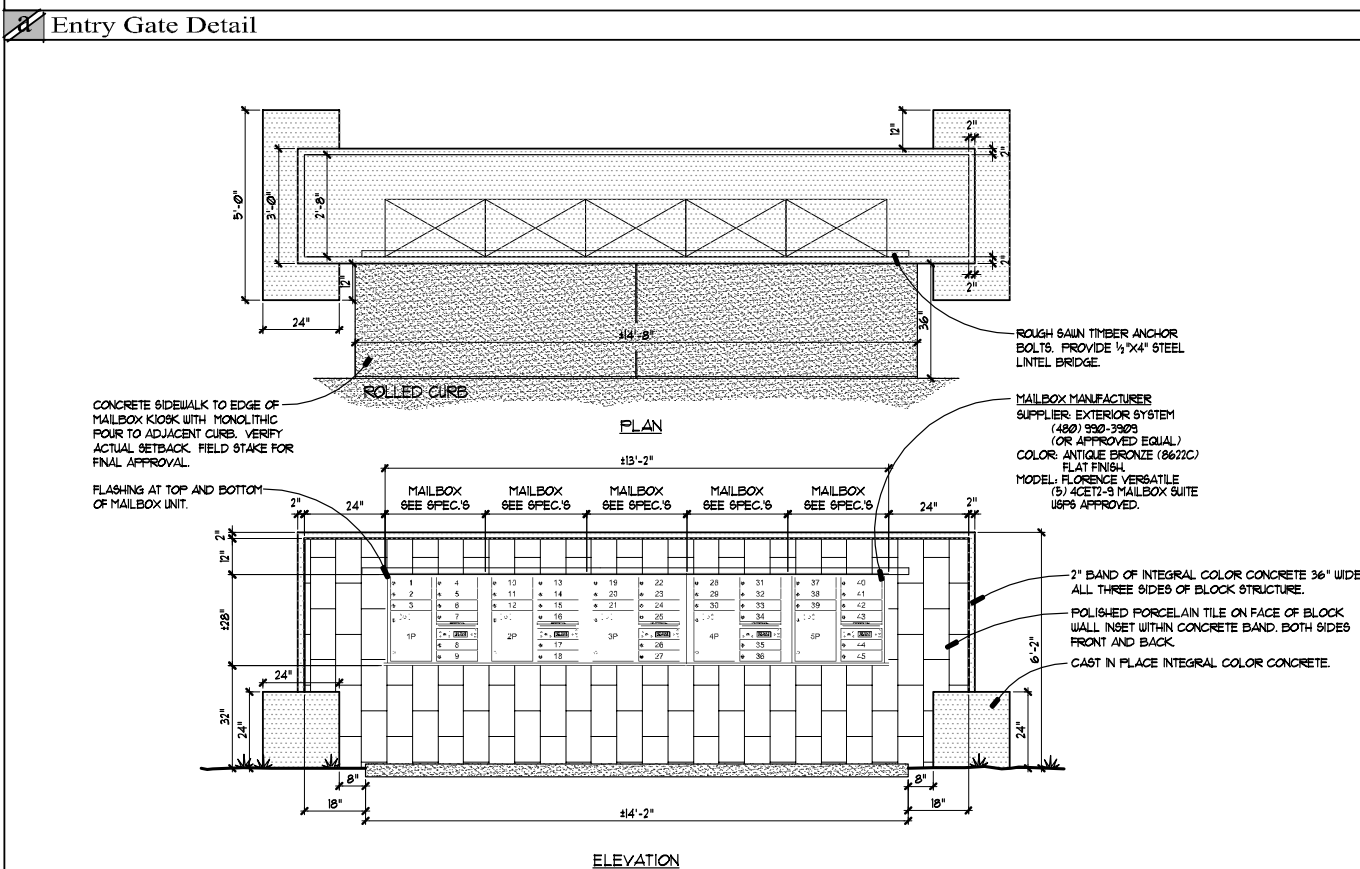
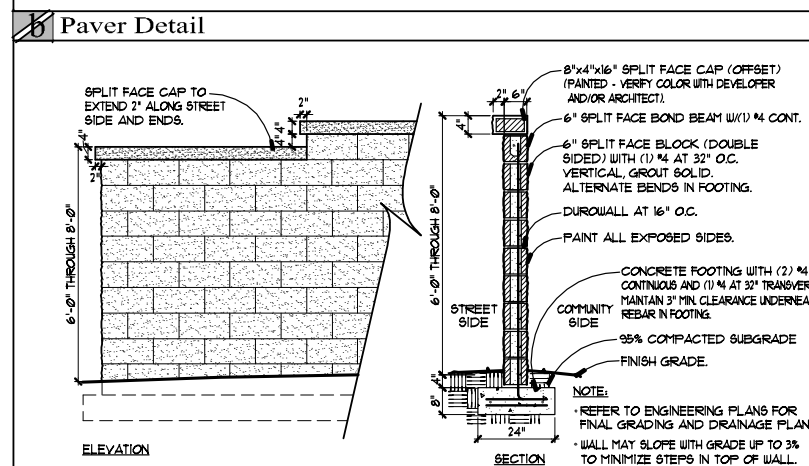
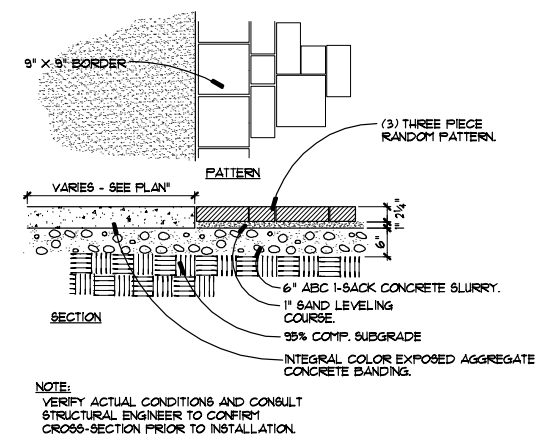
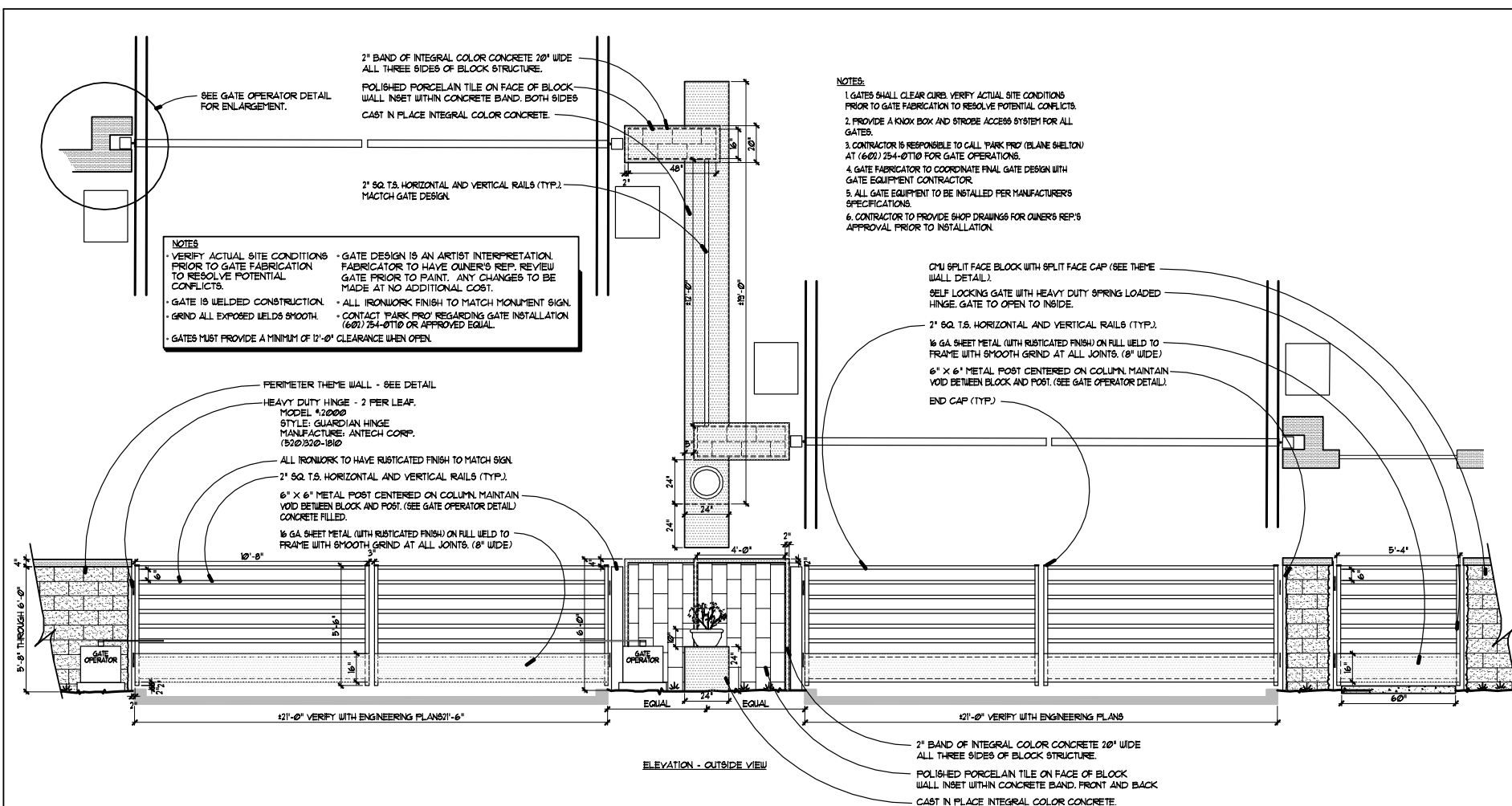
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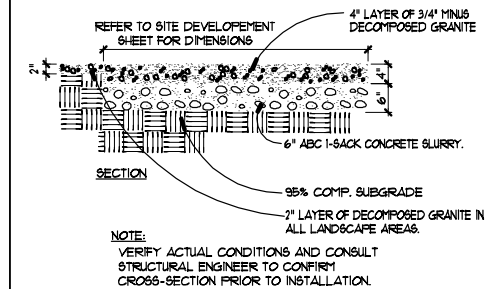
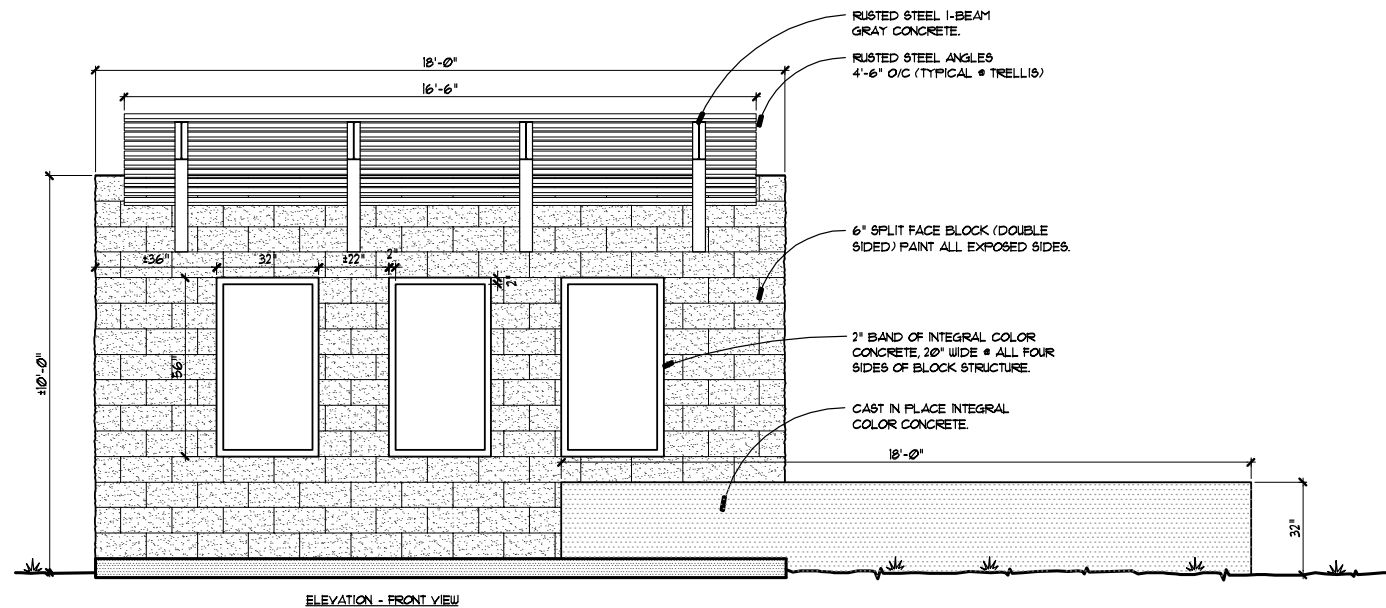
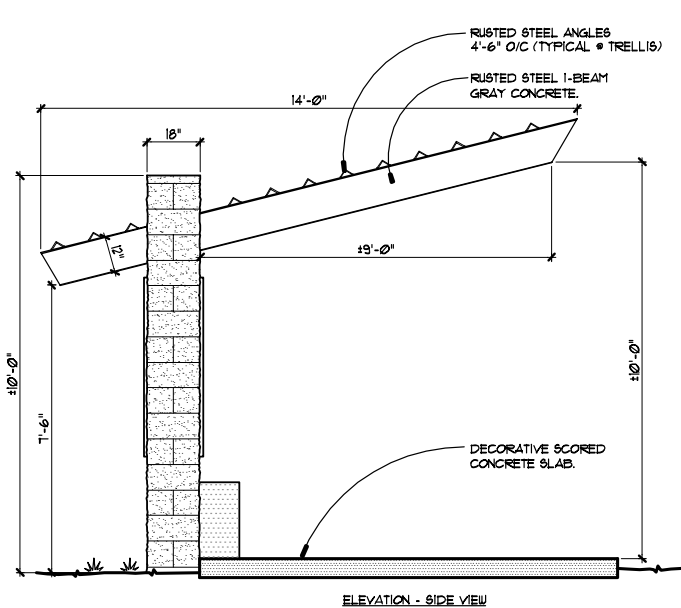
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## REVISIONS

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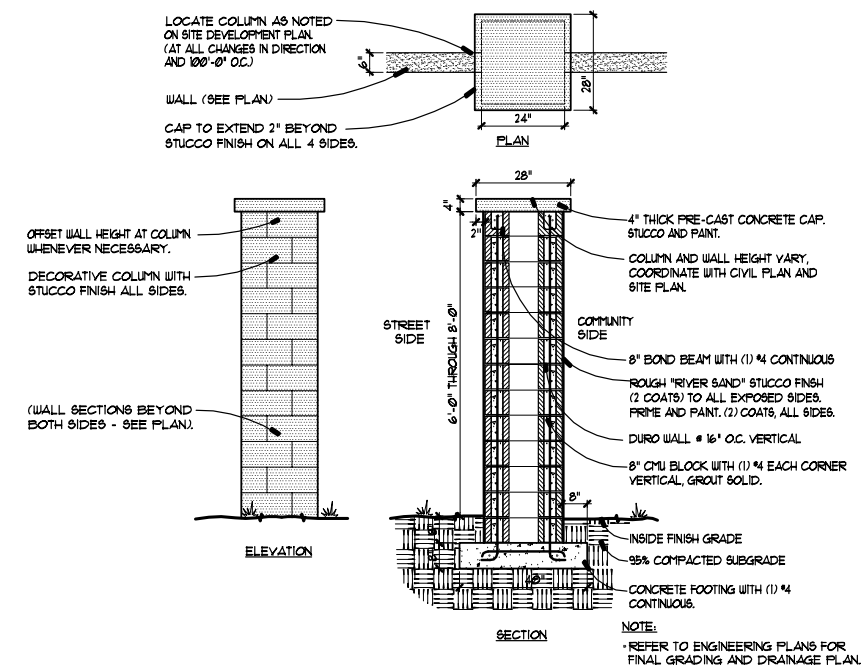
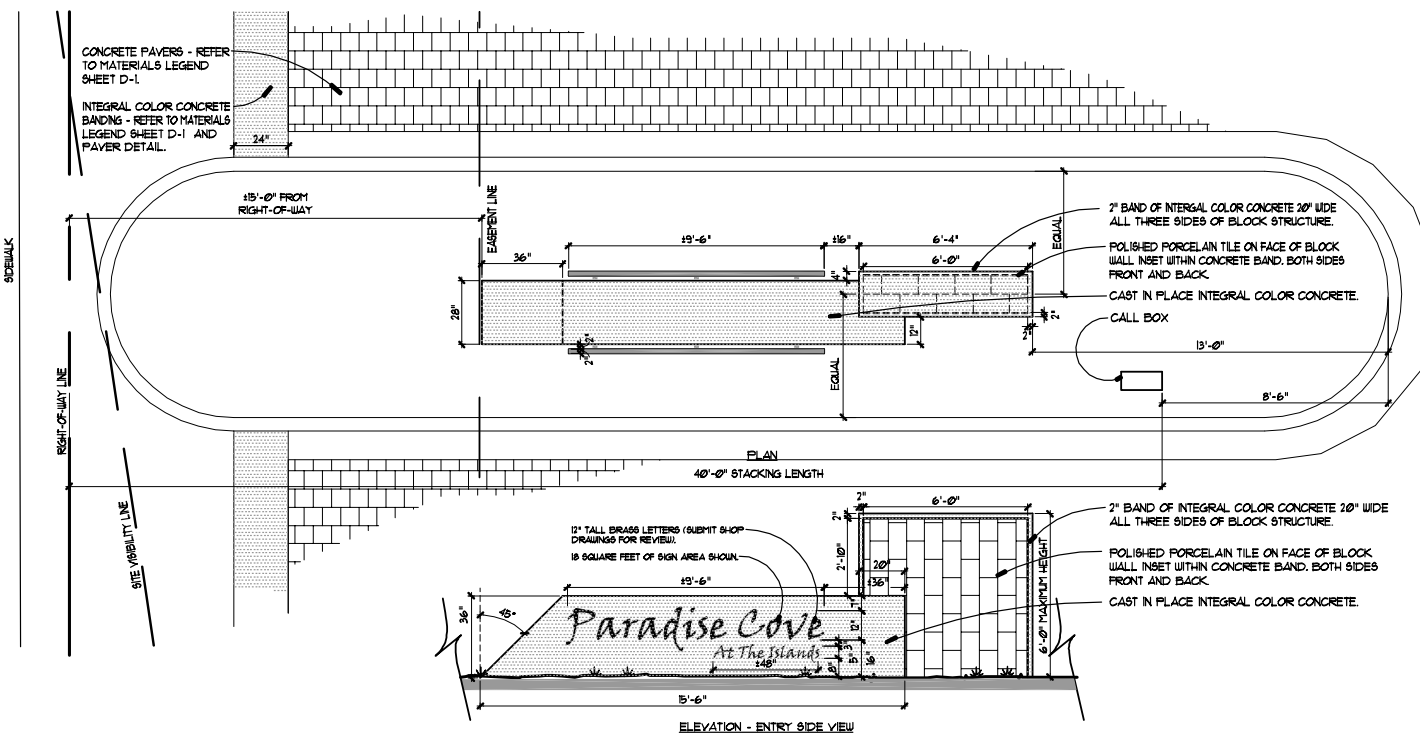
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Ramada Detail

Fire Access Materials Detail

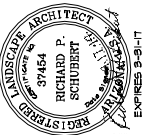


Entry Monument #2 and Call Box Island Detail

Perimeter Theme Wall Column Detail

Not Used

Not Used



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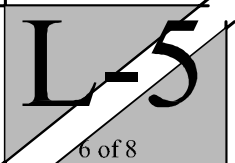
Paradise Cove at the Islands

SEC McQueen and Warner Roads  
Gilbert, AZ. 85233

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REVISIONS:  
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site details



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Landscape Data Totals:

NET SITE AREA:	496,584 SF.
AREA WITHIN THE ROW:	81,293 SF.
GROSS SITE AREA:	577,682 SF.
ON-SITE LANDSCAPE AREA:	91,800 SF.
OFF-SITE LANDSCAPE AREA:	10,100 SF.
TOTAL AREA:	101,900 SF.



Master Legend

Sym.	Botanical Name	Common Name	Qty.	Size	Remarks
<b>Existing Trees</b>					
	EXISTING PALM TREE	PALM TREE	8	VARIABLE	PROTECT IN PLACE, SEE TAG ON PLAN
	EXISTING TREE	VARIOUS VARIETIES	22	VARIABLE	PROTECT IN PLACE, SEE TAG ON PLAN
<b>Proposed Trees</b>					
	ACACIA ANEURIA	MULGA	12	24" BOX	TALL, UPRIGHT, LOW BRANCHING, VASE SHAPED (11'-0" TALL, 4'-0" WIDE, 15" MIN. CALIFER)
	ACACIA SALICINA	WILLOW ACACIA	28	24" BOX	TALL, UPRIGHT, STD. (MINIMUM 8'-0" HEIGHT, 4'-0" WIDE, 15" MIN. CALIFER)
	PINUS ELDARICA	MONDEL PINE	12	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE (10'-0" TALL, 4'-0" WIDE, 2.00" MIN. CALIFER)
	ULMUS PARVIFOLIA	EVERGREEN ELM	19	24" BOX	TALL, UPRIGHT (8'-0" TALL, 3'-0" WIDE, 125" MIN. CALIFER)
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	5	60" BOX	TALL, UPRIGHT, MULTI-TRUNK, FIELD GROWN, VERIFY AVAILABILITY AVAL THRU BASELINE TREES (601-583-2175)
	PROSOPIS JULIFLORA	NATIVE MESQUITE	5	24" BOX	SINGLE TRUNK, LOW BRANCHING (MINIMUM 8'-0" HEIGHT, 4'-0" WIDE, 15" CALIFER)
<b>Proposed Shrubs</b>					
	RUELLIA PENNSYLVANICA	BAJA RUELLIA	66	5 GAL.	SPACE 4' OC, 3' FROM HARDSCAPE
	LANTANA SP. NEW GOLD	NEW GOLD LANTANA	274	1 GAL.	SPACE 3' OC, 3' FROM HARDSCAPE
	HESPERALOE PARVIFLORA	RED YUCCA	233	5 GAL.	FULL AND BUSHY
	NERIUM OLEANDER	PETITE PINK DWARF OLEANDER	21	5 GAL.	RANDOM SPACE IN CLUSTERS AS SHOWN
	LEUCOPHYLLUM ZYGOPHYLLUM	BLUE RANGER	78	5 GAL.	SPACE 4' OC, 3' FROM HARDSCAPE
	LEUCOPHYLLUM LAURIFOLIUM	RIO BRAVO TEXAS RANGER	49	5 GAL.	SPACE 5' OC, IN CLUSTERS AS SHOWN
	DASYLIRION WHEELERI	DESERT SPOON	29	5 GAL.	FULL AND BUSHY
	CAESALPINIA PULCHERRIMA	BIRD OF PARADISE	64	5 GAL.	SPACE 6' OC, 5' FROM HARDSCAPE
	BOUGAINVILLEA GRACILIS	BLOND AFFECTION BLUE GRAMA	55	5 GAL.	RANDOM SPACE IN CLUSTERS AS SHOWN AVAL THRU MBLIN (623-241-8509)
	MUHLENBERGIA CAPILLARIS	REGAL MIST DEER GRASS	31	5 GAL.	RANDOM SPACE IN CLUSTERS AS SHOWN AVAL THRU MBLIN (623-241-8509)
	PENSTEMON PARRYI	PARRY'S PENSTEMON	10	5 GAL.	SPACE AS SHOWN
	DECOMPOSED GRANITE	EXPRESS BROWN	4-48,220 SF.	3/4" MINUS	AVAILABLE THROUGH GRANITE EXPRESS 480-354-6803. PROVIDE SAMPLE FOR FINAL APPROVAL.
	DECOMPOSED GRANITE	MATCH EXISTING IN ROW	4-3,000 SF.	MATCH EXISTING	CONTRACTOR IS RESPONSIBLE TO MATCH EXISTING GRANITE IN ROW/ADJ. PROPERTY IN COLOR AND SIZE. PROVIDE SAMPLE FOR FINAL APPROVAL.
	EXISTING TURF	BERMUDA SOD	423,750 SF.	EXISTING	PROTECT IN PLACE
	PROPOSED TURF	BERMUDA SOD	19,380 SF.	SOD	BERMUDA SOD OVER SEED WITH PERENNIAL RYE
	EXISTING LANDSCAPE PLANTER AREA	EXISTING	17,000 SF.	EXISTING	PROTECT IN PLACE
	PROPOSED 6' X 6' EXTRUDED CONCRETE HEADER		11640 LF.	N/A	REFER TO DETAIL

Site Key Notes:

- 1 55'-0" RIGHT-OF-WAY

2 33'-0" RIGHT-OF-WAY

3 RIGHT-OF-WAY

4 PROPERTY LINE

5 8'-0" P.U.E.

6 SITE VISIBILITY TRIANGLE - PER TOWN OF GILBERT STD. DETAILS 92 AND 93.

7 LOT LINES (TYPICAL)

8 PROPOSED RETENTION AREA, NO SLOPE GREATER THAN 4:1. (SEE CIVIL PLAN)

9 GRANITE TOP DRESSING - SEE NOTE AND LEGEND THIS SHEET.
- 10 PROPOSED 6' AND/OR 8' HIGH CMU BLOCK PERIMETER THEME WALL. (SEE DETAIL) NOT SHOWN ON THIS SHEET.

11 EXISTING CMU BLOCK WALL

12 PROPOSED CURB AND GUTTER

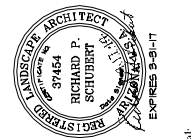
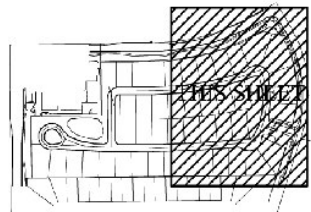
13 FENCE BLOCK WALL (TYP.) BETWEEN PROPERTY LINES. NOT SHOWN ON THIS SHEET.

14 EXISTING SIDEWALK

15 PROPOSED 6" X 6" EXTRUDED CONCRETE HEADER. (SEE DETAIL)

16 ALL SITE AMENITIES - REFER TO SITE DEVELOPMENT PLAN AND DETAILS.

Key Map



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Paradise Cove at the Islands  
SEC McQueen and Warner Roads  
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rendered landscape plan

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Entry Sign/Perimeter Theme Wall Color and Materials Exhibit

N.T.S.

Materials Legend:

**PAINT COLORS:**  
ALL SPLIT FACE CMU THEME WALL SECTIONS TO BE PAINTED DUNN EDWARDS DE6201 (EGYPTIAN SAND). ALL SPLIT FACE WALL CAP, DECORATIVE COLUMN AND COLUMN CAP TO BE PAINTED DUNN EDWARDS DE6208 TUSCAN MOSAIC OR APPROVED EQUAL. PROVIDE SAMPLE FOR OWNER'S APPROVAL.

**SIGN LETTERS:**  
ALL LETTERS FOR COMMUNITY SIGN TO BE BRUSHED BRASS. SUBMIT SAMPLE TO OWNER'S REP. FOR FINAL APPROVAL.

**BLOCK:**  
6" SPLIT FACE (SINGLE OR DOUBLE SIDED). SEE WALL LEGEND. PRIME AND PAINT (2 COATS).

**INTEGRAL COLOR CONCRETE:**  
L.M. SCOFIELD INTEGRAL COLOR CHROMIX - 'SPRING BEIGE' #5130. REFER TO MFG. SPECIFICATIONS FOR MIX. ALL OTHER CONCRETE TO BE NATURAL GRAY COLOR UNLESS OTHERWISE SPECIFIED.

**PORCELAIN TILE:**  
EMSER TILE - BROADWAY SERIES, PAULISTA STONE LOOK PORCELAIN.

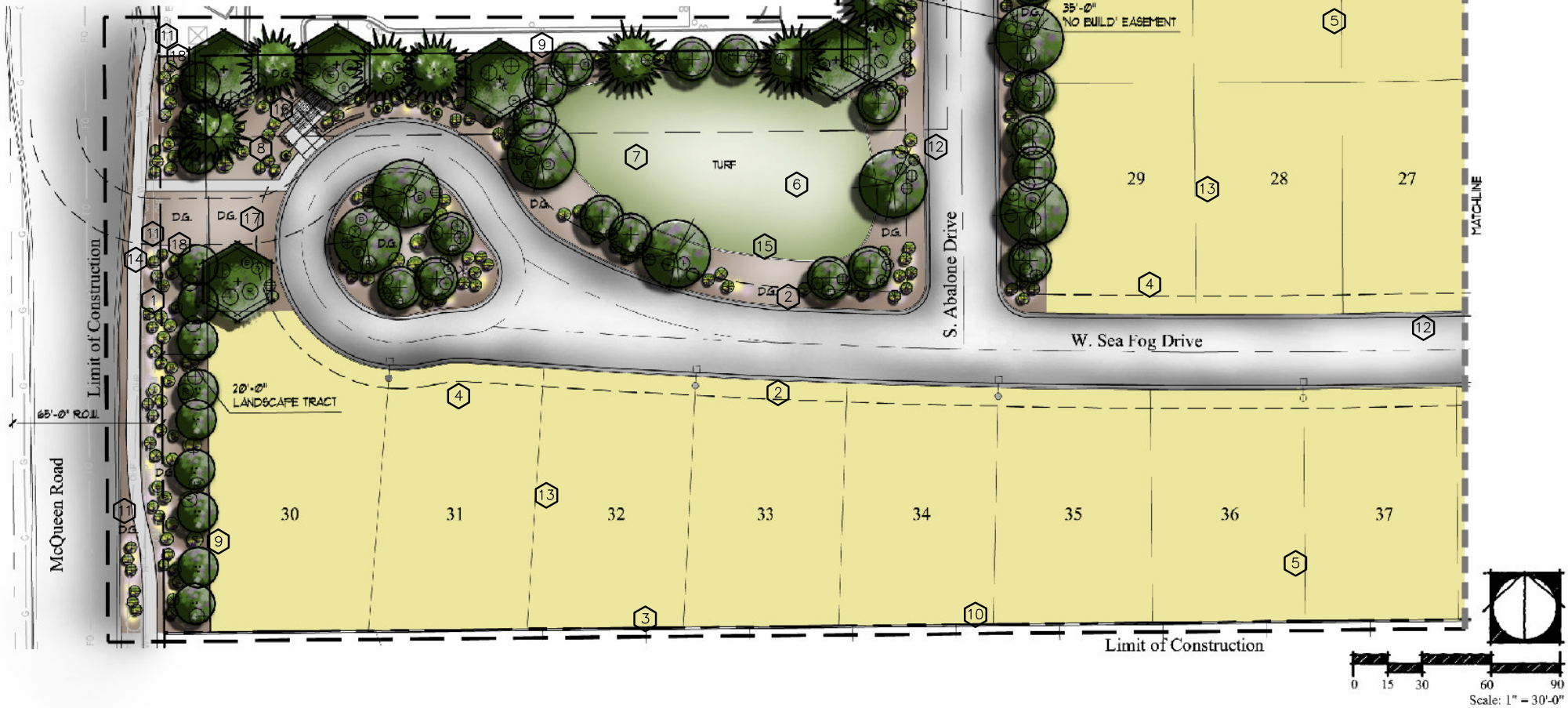
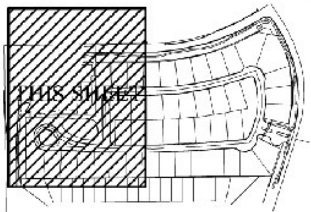
**STUCCO:**  
ALL STUCCO TO BE ROUGH 'RIVER SAND' STUCCO FINISH (2 COATS), PRIME AND PAINT (2 COATS).

**PLANTER POTS:**  
WOK STYLE POTS 33" (W) X 11" (H) X 16" BASE. AVAILABLE THROUGH PHOENIX PRECAST PRODUCTS (602) 569-6090.

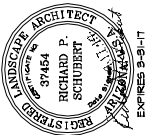
Site Key Notes:

- |   |  |
|---|--|
| 1 65'-0" RIGHT-OF-WAY   | 10 EXISTING CMU BLOCK WALL   |
| 2 RIGHT-OF-WAY  | 11 OVERHEAD ELECTRICAL LINE  |
| 3 PROPERTY LINE   | 12 PROPOSED CURB AND GUTTER  |
| 4 8'-0" P.U.E.  | 13 FENCE BLOCK WALL (TYP.) BETWEEN PROPERTY LINES. NOT SHOWN ON THIS SHEET.            |
| 5 LOT LINES (TYPICAL)   | 14 EXISTING SIDEWALK   |
| 6 PROPOSED TURF AREA  | 15 PROPOSED 6" X 6" EXTRUDED CONCRETE HEADER. (SEE DETAIL)                             |
| 7 PROPOSED RETENTION AREA. NO SLOPE GREATER THAN 4:1 (SEE CIVIL PLAN)                               | 16 ALL SITE AMENITIES - REFER TO SITE DEVELOPMENT PLAN AND DETAILS.                    |
| 8 GRANITE TOP DRESSING - SEE NOTE AND LEGEND THIS SHEET.  | 17 MINIMUM 20'-0" WIDE FIRE ACCESS PATH  |
| 9 PROPOSED 6' AND/OR 8' HIGH CMU BLOCK PERIMETER THEME WALL. (SEE DETAIL.) NOT SHOWN ON THIS SHEET. | 18 EXISTING OVERHEAD POWER LINES - MAINTAIN CLEARANCE BETWEEN LINES AND TREE CANOPIES. |

Key Map



Scale: 1" = 30'-0"



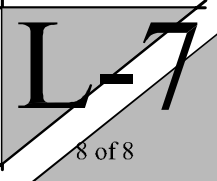
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**Paradise Cove at the Islands**  
SEC McQueen and Warner Roads  
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rendered landscape plan and color/materials exhibit

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